

Berger Realty

Since 1920



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
✉ info@bergerrealty.com



31 Gulph Mill
Somers Point, NJ 02244

Asking \$399,000.00



COMMENTS

Charming Split-Level Home Perfect for Any Season! This cozy split-level home offers comfort and flexibility with a warm, inviting layout. A standout feature is the built-in wood-burning fireplace, perfect for relaxing on chilly evenings. Three of the four bedrooms are located on the upper level, while the fourth bedroom is on the lower level—ideal as an in-law suite with its own private entrance. Home has an excellent position, situated a mile away from the Golf course and very conveniently located to most major services in the area. Enjoy outdoor living with a welcoming front porch, a spacious deck, and a fully fenced yard—great for entertaining or unwinding in privacy. The property also includes two storage sheds for added convenience. This home requires repairs throughout and is being sold in as-is condition. The buyer will be responsible for obtaining the Certificate of Occupancy, and completing any repairs required. Open house scheduled for 4/26/2024 1-3 pm.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Asbestos	Deck	None	Eat In Kitchen
	Fenced Yard		
	Porch Enclosed		
	Shed		
	Sidewalks		



AppliancesIncluded
Dryer for Thomas H. Berger
Gas Stove
Refrigerator
Washer
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: tp@bergerrealty.com
How Gas
Public

Basement
None

Heating
Forced Air

