

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



3142 Simpson Ave  
Ocean City, NJ 08226

Asking \$1,095,000.00



## COMMENTS

Welcome to your perfect home away from home in the heart of Ocean City! This beautifully appointed second-floor property offers the ideal blend of comfort, convenience, and coastal charm. With just 4.5 blocks to the beach, you'll be able to enjoy the sun and surf with ease, while also being just two blocks from the vibrant shops and restaurants on 34th Street. Despite its prime location, the home remains peaceful and secluded, providing the perfect escape from the bustle of daily life. The spacious interior spans 1600 sq ft, featuring four generously sized bedrooms and two full baths, offering plenty of room for family and guests. Outside, you'll find ample parking for up to three vehicles, with both off-street and street options available, as well as a large 40 by 115-foot lot for outdoor enjoyment. The property also includes garage-level private storage, ideal for keeping all your beach gear and seasonal items organized. Relax on the top deck while taking in stunning views of the surrounding area, and enjoy the maintenance-free exterior that allows you more time to unwind. This charming home provides all the comfort of a private retreat while keeping you just close enough to all the action Ocean City has to offer. Whether you're looking for a vacation getaway, strong rental income or a year-round residence, this property is the perfect place to make memories and enjoy everything the area has to offer. \*\*Not many 4 bedroom units available in this market, in this area, back far enough for privacy and peace but still walking distance to 34th Street beaches.. bring an offer.

## PROPERTY DETAILS

### Exterior



Public Sewer

### ParkingGarage

One and Half Car

Ask for Thomas Byrne  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076

Costing  
Cellar (s) fb@bergerrealty.com  
Central  
Electric

### OtherRooms

Dining Room

Break Kitchen

Pantry

Recreation/Family

HotWater

Call

### InteriorFeatures

Cathedral Ceiling(s)

Fireplace(s)

Master Bath

