

# Berger Realty

Since 1928



Berger Realty, Inc.  
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Ocean City, NJ 08226  
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4 Colgate  
Longport, NJ 08403

Asking \$1,150,000.00



## COMMENTS

Location is everything ! This charming beach bungalow is perfectly situated just 2 blocks from the beach, tennis courts, playground and beach headquarters with bathroom facilities. Nestled in the highly desirable port of Longport this 3 bedroom 2.5 bath gem is ready for you summer fun. Spacious living room with new luxury vinyl plank flooring and brand new eat in kitchen featuring stainless steel appliances, farm sink and attractive back splash ( with new washer/dryer) . Half bath and grate access off utility room for all your beach essentials . Second floor includes a primary bedroom with ensuite bath and sliding doors leading to a grand deck. Two generous sized bedrooms and a full bath round out the 2nd level. Enjoy a cozy front porch and private rear yard with that all important hot and cold shower. Right in the heart of all the shore has to offer, walk to beach, tennis, playground, ice cream, bay with water park, boat rental and some of the best restaurants you'll eat at. This home is in great condition and ready to be your summer retreat !

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	AppliancesIncluded
Stucco	Deck	One Car	Disposal
Vinyl	Fenced Yard		Dishwasher
	Outside Shower		Dryer
	Porch		Gas Stove
			Refrigerator
			Self Cleaning Oven
			Washer



Ask for Ken Sedberry Jr.  
Berger Realty Inc  
Heating 3160 Asbury Avenue Cooling Ocean City  
Forced Air Central  
Call: 609-399-0076  
Email to: ks@bergerrealty.com  
Sewer Public Sewer

