

# Berger Realty

Since 1928



Berger Realty, Inc.  
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18 Pacific Ave  
Marmora, NJ 08223

Asking \$415,000.00



## COMMENTS

Welcome to 18 Pacific Ave – a charming Cape Cod-style home nestled in the heart of Marmora, located in the sought-after Upper Township and Ocean City High School district. This 3-bedroom, 1-bath home features newer flooring on the main level, updated appliances, and a tankless water heater for energy efficiency. Upstairs, you'll find a spacious bonus area that can be converted into a master suite, split into 2 smaller bedrooms, or used as a playroom/office. Step outside to enjoy the spacious backyard and back deck—perfect for relaxing, entertaining, or letting pets and kids play safely. This home has been meticulously maintained, is located within a great neighborhood and is ready for it's new owners. Whether you're looking for your first home, a shore getaway (less than 10 minutes to Ocean City beaches), or a property with room to grow, this one has the flexibility to fit your lifestyle.

## PROPERTY DETAILS

|                 |               |                    |             |
|-----------------|---------------|--------------------|-------------|
| OutsideFeatures | ParkingGarage | AppliancesIncluded | Heating     |
| Deck            | None          | Dryer              | Forced Air  |
| Shed            |               | Electric Stove     | Gas-Natural |
|                 |               | Microwave          |             |
|                 |               | Refrigerator       |             |
|                 |               | Self Cleaning Oven |             |
|                 |               | Washer             |             |



Water Sewer  
Ask for Zachary French  
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