

# Berger Realty

Since 1928



**Berger Realty, Inc**  
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**241 Crescent**  
**Ocean City, NJ 08226**

**Asking \$1,475,000.00**



## COMMENTS

Welcome to this beautifully maintained 3-bedroom, 1.5-bath cottage nestled on an expansive 8,128 sq ft lot in Ocean City's highly sought-after Gardens neighborhood—a true rarity! Surrounded by lush greenery and mature landscaping, this property blends natural beauty with unbeatable proximity to the beach, boardwalk, North Street Park, Downtown, and the Ocean City Yacht Club. Step inside and enjoy the inviting charm of this home, complete with a bonus room perfect as a 4th bedroom, office, or flex space. A spacious kitchen pantry, stand-up attic for storage, and thoughtful upgrades like a new roof and new outdoor shower add to the home's comfort and functionality. Outdoors, you'll love the well-maintained lawn, irrigated by your own private well, and the amazing outdoor entertaining space—ideal for gatherings and summer fun. Bonus: the sale includes a brand-new Sunbrella Silica Gravel #4833 awning cover for the back patio, perfect for creating shady, stylish outdoor living. Don't miss this rare opportunity to own a classic seashore retreat with one of the largest lots in The Gardens!

## PROPERTY DETAILS

Exterior Wood	OutsideFeatures Cabana Curbs Outside Shower Shed Sidewalks Sprinkler System	ParkingGarage None	OtherRooms Den/TV Room Dining Area Pantry Primary BR on 1st floor Storage Attic
Cooling Central	Water Public	Sewer Public Sewer	Heating
			AlsoIncluded Blinds Curtains Partially Furnished



Ask for Michael Wallitsch  
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Appliances Included  
Dishwasher  
Disposal  
Dryer  
Electronics  
Microwave  
Refrigerator  
Washer

