

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
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3014 Ventnor  
Longport, NJ 08403

Asking \$1,399,000.00



## COMMENTS

THE PERFECT BEACH COTTAGE WITH AN AMAZING LONGPORT LOCATION. Situated on an OVERSIZED lot!! Great front porch to enjoy the ocean breeze that you will never want to leave. Awesome backyard with deck, outdoor shower and large yard with plenty of room for summer barbecues and entertaining!! Bright living room, dining room and kitchen with access to the deck/yard. Three large bedrooms and 1.5 baths, laundry area with newer washer and dryer. AMAZING OPPORTUNITY to renovate, lift or BUILD YOUR DREAM HOME with potentially over 3,000SF of living space, pool, ocean views AND elevator! Walkable location just up the street from the tennis courts, playground, basketball and pickleball.. and at night, walk right down the street to Steve & Cookies or Lambert's! You can't beat it. Start enjoying those summer memories at the shore!!

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Curbs	None	Dining Area
Vinyl	Deck		Eat In Kitchen
	Outside Shower		Laundry/Utility Room
	Patio		Primary BR on 1st floor
	Porch		
	Shed		
	Sidewalks		
	Appliances	See Remarks	Basement
	Disposal		Crawl Space
	Dryer		
	Gas Stove		
	Mid		
	Refrigerator		
	Cooling	HotWater	
	Ceiling Fan(s)	Gas	Public
Gas-Natural	Central		



Ask for Ludwig Samuels  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email: ls@bergerrealty.com

Basement  
Crawl Space



Sewer  
Public Sewer