

# Berger Realty

Since 1928



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



12 Catalina Drive  
Linwood, NJ 08221

Asking \$449,500.00



## COMMENTS

Welcome to your hidden waterfront oasis in the highly sought-after Catalina Cove community! This rare top-floor corner residence offers breathtaking views of Patcong Bay and the sparkling pool, with spectacular sunsets enjoyed right from your spacious balcony. This 3 bedroom 2 full bath condo, features a spacious primary suite that can be closed off with pocket doors for privacy, with a large bathroom including a Jacuzzi tub and walk-in closet. Soaring ceilings throughout enhance the open, airy feel. Enjoy peace of mind with several updates, including a brand new HVAC system, dishwasher, and garbage disposal (all 2024), as well as a hot water heater installed in 2021. A 1-car garage with a loft provides additional storage space. Step outside for direct access to the bay, ideal for kayaking and paddle boarding, and savor the beauty of each day's end with stunning water views surrounded by the serenity of nature. The HOA takes care of it all—landscaping, power washing, snow removal, and salting—providing truly maintenance-free living. Tucked away like a true hidden gem, this beautiful Catalina Cove residence offers the perfect blend of comfort, space, serenity & waterfront lifestyle. Don't miss your chance to own this exceptional bayside retreat! Whether you're looking for Linwood's outstanding school system or looking for a place to call home close to the beautiful beaches of Ocean City, Longport, Margate, Ventnor, and Atlantic City, this condo is the rare opportunity to have it all! .

## PROPERTY DETAILS

ParkingGarage

OtherRooms

InteriorFeatures

Heating

Dining Area

Cathedral Ceiling(s)

Forced Air

Ask for Patricia (Fish) Spengler

Hardwood Floors

Gas-Natural

Berger Realty Inc.

Walk in/Cedar Closet

3160 Asbury Avenue, Ocean City

Call: 609-399-0076

Water

Email to: pjs@bergerrealty.com

Publicity

