

# Berger Realty

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1013 Simpson Ave  
Ocean City, NJ 08226

Asking \$750,000.00



1013 Simpson Ave. Ocean City, NJ

## COMMENTS

Welcome to 1013 Simpson Avenue — a solid opportunity in a desirable north end location to buy now & still enjoy the summer! Offering over 1,200 square feet with 3 bedrooms and 2 full baths, this first-floor condo has a lot to offer. The covered front porch is perfect for morning coffee, post-beach relaxing, or evening cocktails. Inside, the home has been freshly painted and features a clean, functional layout that's easy to enjoy. You'll love the location—just a short walk to the beach and Playland's Castaway Cove, a few blocks from the bay, and near the dining and shopping along Asbury Avenue. It's a prime spot that offers convenience without the chaos of being in the thick of the summer crowds. The open floor plan includes a spacious living room and uplighting in the dining and kitchen areas. The kitchen features granite countertops, newly painted cabinetry, and a breakfast bar that connects seamlessly with the dining space. Down the hall, you'll find utility closets, a full-size stackable washer and dryer, and two hall bedrooms served by a full bath. The primary suite is set toward the back of the unit and includes its own private bath. Parking is easily accessed from the rear alley, and the first-floor location means fewer steps and easier living. While the bedroom carpets and some windows could use updating, the home is priced accordingly—offering a chance to make it your own and build equity over time. Whether you're looking for a weekend getaway, investment property, or year-round residence, 1013 Simpson Ave delivers space, location, and potential in a great location. \*\*Outdoor Shower, Light Brown Bike Shed, & Shed belong to 2nd floor. Please do not open\*\*

## PROPERTY DETAILS

|                                      |                       |                           |                                                                                       |
|--------------------------------------|-----------------------|---------------------------|---------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                    | ParkingGarage<br>None | OtherRooms<br>Dining Room | InteriorFeatures<br>Master Bath<br>Pets Allowed                                       |
| Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Central    | HotWater<br>Electric      |  |
| Sewer<br>Public Sewer                |                       |                           |                                                                                       |