

# Berger Realty

Since 1928



**Berger Realty, Inc**  
 1330 Bay Avenue  
 Ocean City, NJ 08226  
 609-391-1330/609-391-1300  
 info@bergerrealty.com



**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



ParkingGarage OtherRooms  
 No Ask for Phillip Berger Dining Room  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Cooling No HotWater  
 Central No Electric  
 Email to: pjb@bergerrealty.com

InteriorFeatures  
 Master Bath  
 Pets Allowed

