

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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25 Shore  
Somers Point, NJ 08244

Asking \$525,000.00



## COMMENTS

Welcome to this charming and uniquely designed 4-bedroom, 3-bathroom residence that effortlessly blends comfort, character, and functionality. From the moment you step inside, you're greeted by a light-filled entryway that serves as an ideal space for a reading nook, home office or creative space. The first floor offers, beautiful hard wood flooring and flexible living, featuring a spacious bedroom and full bath—perfect for guests or multigenerational living. Multiple sitting rooms throughout the home provide cozy gathering spaces, all bathed in soft natural light that enhances the home's warm ambiance. Toward the rear of the home, a quiet den offers additional entertaining space with direct access to the back yard. Upstairs, you'll find three generously sized bedrooms, including a lovely en suite with its own sitting area and walk-in closet. Each bedroom includes ample closet space, and the second floor also features a full hall bath, and a convenient laundry space. Step outside to a fully fenced backyard with a private patio, ideal for relaxing or entertaining. A separate outbuilding offers endless possibilities—as a workshop, storage area, or a cabana for summer gatherings. Conveniently located, this home provides easy access to everyday amenities, local area schools, walking/bike path and is just moments from some of the best beaches and restaurants in the area. TWO BRAND NEW AC UNITS being installed in July 2025. This home is truly one-of-a-kind, offering versatile living in a setting full of personality and warmth.

## PROPERTY DETAILS

Exterior	Outside Features	Parking/Garage	Other Rooms
Fenced Yard	Outside Shower	None	Den/TV Room
Patio	Ask for Barbara Varacalli		Dining Area
Shed	Berger Realty Inc		Primary BR on 1st floor
	3160 Asbury Avenue, Ocean City		
	Call: 609-399-0076		
	Disposal: bav@bergerrealty.com		
	Disposal		
	Gas Stove		
	Microwave		
	Refrigerator		
	Washer		



Hot Water  
Gas

Water  
Public

Sewer  
Septic