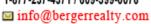




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076



Asking \$2,399,000.00













522 Waverly Ocean City, NJ 08226



COMMENTS

Welcome to 522 Waverly Boulevard in the heart of Ocean City's deep Gardens neighborhood! This charming 3-bedroom, 2-bath Carey Cottage sits on an oversized 48x100 ft lot on a quiet, non-thru street-just steps from exclusive Seaspray Beach. One of the few remaining original Carey Cottages on the island, this meticulously maintained home offers character, functionality, and low-maintenance living. Enjoy the first floor primary, and two additional bedrooms plus a full bath upstairs. The eat-in kitchen includes a wine fridge and opens to a beautifully landscaped backyard featuring mature plantings and a tall hedgerow for added privacy. Additional highlights include a detached garage with walk-up attic storage, an outdoor shower, a separate irrigation meter, updated systems, and a roof replaced in 2013. Whether you're looking for a year-round residence or a summer retreat, this property offers a rare opportunity to own in one of Ocean City's most desirable neighborhoods.

PROPERTY DETAILS OutsideFeatures ParkingGarage Exterior Cedar **Outside Shower** One Car Patio

Porch

Sidewalks

AppliancesIncluded AlsoIncluded Dishwasher Blinds DisAssafor Barbara Varacalli DryBerger Realty Inc Gas Stove Microwave Microwave Re Galla 609-399-0076 Se Echerihing Overn@bergerrealty.com Washer

Cooling HotWater Ceiling Fan(s) Gas Central

OtherRooms

Dining Room

Basement

Crawl Space

Laundry/Utility Room

Primary BR on 1st floor

Sewer **Public Sewer**