



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



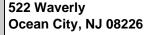












Asking \$2,399,000.00



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.

Exterior Cedar

PROPERTY DETAILS **OutsideFeatures** ParkingGarage **Outside Shower** One Car

OtherRooms **Dining Room**



Patio

Porch

Sidewalks

Central

AppliancesIncluded AlsoIncluded Dishwasher Blinds DisAssafor Carol Cawley DryBerger Realty Inc Gas Stove 1330 Bay Avenue, Ocean City Microwave Refrigeration 9-391-1330 Se Emailing Ole bergerrealty.com Washer

> **HotWater** Gas

Laundry/Utility Room Primary BR on 1st floor

Basement **Crawl Space**



Sewer Public Sewer