

# Berger Realty

Since 1928



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



522 Waverly  
Ocean City, NJ 08226

Asking \$2,399,000.00



SJSRMLS

## 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

Exterior Cedar	OutsideFeatures Outside Shower Patio Porch Sidewalks	ParkingGarage One Car	OtherRooms Dining Room Laundry/Utility Room Primary BR on 1st floor
InteriorFeatures	AppliancesIncluded Dishwasher Disposal Dryer Gas Stove Microwave Refrigerator Washer	AlsoIncluded Blinds	Basement Crawl Space
 Ask for Carol Cawley Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email: info@bergerrealty.com	Cooling Ceiling Fan(s) Central Gas-Natural	HotWater Gas	 Public

Sewer  
Public Sewer