Asking \$2,399,000.00

floor

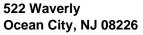














## COMMENTS

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. Be sure not to miss the custom Plantation Shutters that are included with the home. 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 Ocean

	residence or a summer retreat, this property offers a rare opportunity to own in one of Ocea 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 floo	
	InteriorFeatures Cathedral Ceiling Kitchen Center Island Smoke/Fire Alarm	AppliancesIncluded Dishwasher Disposal Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	AlsoIncluded Blinds	Basement Crawl Space	
	Heating Forced Air	Cooling Ceiling Fan(s)	HotWater Gas	Water Public	

Sewer **Public Sewer** 

Gas-Natural

Central





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





Ask for Sara Varani Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: sev@bergerrealty.com

