



**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 Self-Cleaning Oven Washer	AlsoIncluded Blinds	Basement Crawl Space
 Gas-Natural	Cooling Ceiling Fan(s) Central	HotWater Gas	 Public

Sewer  
Public Sewer

Ask for Sean McGinnis

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Self-Cleaning Oven  
Washer

Cooling  
Ceiling Fan(s)  
Central

HotWater  
Gas

Public