

# Berger Realty

Since 1928



Berger Realty, Inc.  
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38 Bay  
Ocean City, NJ 08226

Asking \$3,390,000.00



## COMMENTS

Enjoy open bay views and incredible sunsets from this 5 bedroom, 4 bathroom bay front property that can be used as a single family home or duplex. The 50 foot boat slip and easy access to the inlet make this an exceptional option for boaters. This waterfront home features: all new kitchens, laundry rooms & bath rooms plus plenty of storage and two decks. Property offers several opportunities - use as single family living with interior access between floors, use one floor & rent the other or capitalize on 2 rental units! Your Night in Venice party will be the envy of your friends - Outstanding view of fireworks.

## PROPERTY DETAILS

|          |                 |                 |                         |
|----------|-----------------|-----------------|-------------------------|
| Exterior | OutsideFeatures | ParkingGarage   | OtherRooms              |
| Vinyl    | Boat Slip       | One Car         | Dining Area             |
|          | Deck            | Attached Garage | Great Room              |
|          | Sidewalks       |                 | Laundry/Utility Room    |
|          |                 |                 | Primary BR on 1st floor |

|                   |                    |             |             |
|-------------------|--------------------|-------------|-------------|
| InteriorFeatures  | AppliancesIncluded | Heating     | Cooling     |
| Cathedral Ceiling | Disposal           | Gas-Natural | Central     |
| Storage           | Dishwasher         |             | Multi-Zoned |
| Skylight(s)       | Dryer              |             |             |



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