

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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509 24th St.  
Ocean City, NJ 08226

Asking \$2,200,000.00



## COMMENTS

HERE IT IS!!! Two separate dwellings on one property that can be used as a Gold Coast family compound or separate rental units. You can't get closer to the beach with this price and amenities in your own single family home in the heart of the Gold Coast. Cross only one street to the life guarded 24th Street beach with only two homes between you and the beach. FIRST is a 4 bedroom single family home with two full baths. Enjoy the ocean breezes while relaxing on the private front porch. Features a bright, airy and cheerful large living/dining room area with 7 large windows to let in the fresh ocean air. Featuring 3 bedrooms downstairs with a full bathroom in addition to an upstairs full length walk-up for additional space for family and guests with a bathroom and shower. This home offers all modern amenities plus a fully equipped kitchen with granite counter tops. Includes central air, a nice sized yard, and a second porch in the back. SECOND is a detached garage with a studio style living space above with a full bath and kitchen. This unique gem has a total of 5 bedrooms on the property. THIS IS THE DEFINITION OF OCEAN CITY CHARM IN ONE OF THE BEST LOCATIONS ON THE ISLAND.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Concrete	Curbs	None	Laundry/Utility Room
Shingle	Outside Shower		Storage Attic
Vinyl	Patio		



Ask for Domenic Ballerini  
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Heating



Cooling	HotWater	Water	Sewer
Ceiling Fan(s)	Gas	Public	Public Sewer
Central			