

# Berger Realty

Since 1928



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2912 Simpson  
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Asking \$1,400,000.00



## COMMENTS

Welcome to this beautifully updated single-family coastal retreat offering plenty of room for family and guests to enjoy after a day at the beach and year round. This bright and expanded floor plan offers 4 bedrooms and 3 baths and includes updated flooring throughout, a completely refreshed kitchen with stylish finishes, and two updated HVAC systems for year round comfort. Convenient layout with one bedroom on the first floor, one with an en-suite bath. Three bedrooms and 2 full baths on the second floor for guests. Custom built-in closets for plenty of storage. Spacious, covered rear deck equipped with outdoor speakers and wiring for tv, enhanced curb appeal with updated front landscaping, new roof and energy efficient solar attic fan added in 2021, plus plenty of additional storage in the attic. Relax on the front porch and enjoy the soothing sound of the ocean. Wonderful neighborhood set on a dry, high point of the island with off street parking for two cars plus one more in the garage. Very convenient access on and off the island and walking distance to the beach, restaurants, the supermarket, and playground with basketball and tennis courts. Great opportunity for a year round residence or investment property with comfortable and spacious accommodations.

## PROPERTY DETAILS

|                 |              |         |          |
|-----------------|--------------|---------|----------|
| ParkingGarage   | Heating      | Cooling | HotWater |
| Attached Garage | Forced Air   | Central | Gas      |
| One Car         | Gas-Natural  |         |          |
| Water           | Sewer        |         |          |
| Public          | Public Sewer |         |          |

