



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



Asking \$1,349,000.00

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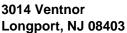














COMMENTS

THE PERFECT BEACH COTTAGE WITH AN AMAZING LONGPORT LOCATION. Situated on an OVERSIZED lot!! Great front porch to enjoy the ocean breeze that you will never want to leave. Awesome backyard with deck, outdoor shower and large yard with plenty of room for summer barbecues and entertaining!! Bright living room, dining room and kitchen with access to the deck/yard. Three large bedrooms and 1.5 baths, laundry area with newer washer and dryer. AMAZING OPPORTUNITY to renovate, lift or BUILD YOUR DREAM HOME with potentially over 3,000SF of living space, pool, ocean views AND elevator! Walkable location just up the street from the tennis courts, playground, basketball and pickleball.. and at night, walk right down the street to Steve & Cookies or Lamberti\'s! You can\'t beat it. Start enjoying those summer memories at the shore!!

PROPERTY DETAILS			
Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Curbs	None	Dining Area
Vinyl	Deck		Eat In Kitchen
	Outside Shower		Laundry/Utility Room
	Patio		Primary BR on 1st floor
	Porch		•



Shed Sidewalks

Applicated Application Application Application of the Application of t Disburger Realty Inc See Remarks Disposal Disposal Disposal Dryer in Disposal Disposal Dryer in Disposal Dis GaÇally609-391-1330 MidEomaileto: sdb@bergerrealty.com Refrigerator

Cooling HotWater Ceiling Fan(s) Gas Central



Basement

Crawl Space

Sewer **Public Sewer**