

# Berger Realty

Since 1920



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1113 Simpson  
Ocean City, NJ 08226

Asking \$999,900.00



## COMMENTS

Welcome Home to this charming home with an abundance of colorful flowers along with a picket fence and brick walkway leading you to the front covered porch with a swing. You enter into the living room with hard wood flooring that is open to the formal dining room with built in shelving and windows on 3 sides of the room that allow natural lighting to flow through the home. The eat-in kitchen has upgrade countertops with a double bowl sink under a window with shelving overlooking the side yard. Off the kitchen is a den-office with a laundry closet and full bathroom with claw foot tub. There is a large rear deck with a portion of the yard fenced in with a charming miniature house. On the second floor you will find the primary bedroom with a walk-in closet and access to private deck overlooking the rear yard, a full bathroom with a shower and 2 additional bedrooms. The 4th bedroom is located on the 3rd floor along with a walk-in closet for storage. Located 6 blocks to the beach and boardwalk area and 2 blocks to the bay area.

## PROPERTY DETAILS

|          |                 |                 |                |
|----------|-----------------|-----------------|----------------|
| Exterior | OutsideFeatures | ParkingGarage   | OtherRooms     |
| Vinyl    | Deck            | Detached Garage | Den/TV Room    |
|          | Fenced Yard     |                 | Dining Room    |
|          | Outside Shower  |                 | Eat In Kitchen |
|          | Porch           |                 |                |

## InteriorFeatures



|                                |           |                |
|--------------------------------|-----------|----------------|
| Basement                       | Heating   | Cooling        |
| Crawl Space                    | Baseboard | Ceiling Fan(s) |
| Ask for Cynthia Bales          | Radiant   |                |
| Berger Realty Inc              | Hot Water |                |
| 3160 Asbury Avenue, Ocean City |           |                |
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