

# Berger Realty

Since 1920



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
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246 Egret Lane  
Marmora, NJ 08223

Asking \$149,000.00



## COMMENTS

ESCAPE TO BAYBERRY COVE – Your Affordable Shore Retreat! Just minutes from Ocean City's beaches and iconic boardwalk, this 2-bedroom, 1-bath seasonal home is the perfect place to relax and recharge. The spacious kitchen with plenty of cabinetry opens to an extra-wide living/dining area that flows to both the front entry and a rear deck—ideal for morning coffee or glowing sunsets. Bayberry Cove offers resort-style amenities including a sparkling pool, scenic lake, tennis, pickleball, basketball, picnic areas, and even boat & jet ski storage. With super-low taxes and an annual association fee of just \$1,880, this community makes shore living both fun and affordable. Add your own designer touches and you'll have a fabulous seasonal getaway your family will treasure for years to come. Truly a SHORE BET!  
<https://my.matterport.com/show/?m=y21EvDsmAhi>

## PROPERTY DETAILS

|          |                 |               |                         |
|----------|-----------------|---------------|-------------------------|
| Exterior | OutsideFeatures | ParkingGarage | OtherRooms              |
| Vinyl    | Deck            | None          | Dining Area             |
|          | Needs Work      |               | Eat In Kitchen          |
|          | Paved Road      |               | Pantry                  |
|          | Pool-In Ground  |               | Primary BR on 1st floor |
|          | Porch           |               |                         |
|          | Shed            |               |                         |



AlsoIncluded  
Ask for David P. Berger  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4244  
Email to: dph@bergerrealty.com

Basement  
Backspace

Heating  
Electric  
Heat Pump

