

# Berger Realty

Since 1928



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312 Surf Road  
Ocean City, NJ 08226

Asking \$1,699,000.00



## COMMENTS

Discover the charm of coastal living with a rare grand fathered duplex on a spacious lot at 312 West Surf Road. Perfectly nestled in the heart of Ocean City's Gardens neighborhood, this property offers a generous 2,696 square feet of living space (1,348 per unit) on a 6,373 square foot lot, presenting endless possibilities for customization and enjoyment. Each unit is 3 bedrooms, 2 fully tiled bathrooms, hardwood throughout, huge wrap around deck, 2 car garage, and central air conditioning. This meticulously maintained property could be easily converted into a single-family home. Imagine the potential of this versatile property, whether you're looking to invest, renovate, or craft your dream beachside retreat. With close proximity to the bustling boardwalk, serene beaches, and local favorites, this location offers the best of Ocean City living. Don't miss out on this one-of-a-kind opportunity!

## PROPERTY DETAILS

Exterior Stone Vinyl	OutsideFeatures Outside Shower Sidewalks	ParkingGarage Two Car	OtherRooms Dining Area Dining Room Great Room Laundry/Utility Room
AppliancesIncluded Dishwasher Disposal Dryer Gas Stove Microwave Refrigerator Washer	AlsoIncluded Partially Furnished	Basement Crawl Space	Heating Gas-Natural Multi-Zoned
Cooling Ceiling Fan(s) Central Multi-Zoned	HotWater Gas	Water Public	

