

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
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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

|                 |                  |                    |             |
|-----------------|------------------|--------------------|-------------|
| OutsideFeatures | ParkingGarage    | OtherRooms         | Basement    |
| Outside Shower  | Attached Garage  | Laundry/Utility Rm | Crawl Space |
| Porch           | Auto Door Opener |                    |             |
| Sidewalks       | Two Car          |                    |             |

|          |                |          |        |
|----------|----------------|----------|--------|
| Heating  | Cooling        | HotWater | Water  |
| Electric | Ceiling Fan(s) | Gas      | Public |
|          | Central        |          |        |



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