



13 Waterway **Ocean City, NJ 08226**

Asking \$1,250,000.00



COMMENTS

Welcome to one of those rare opportunities for a single-family home in Ocean City for the price of a condo. This home, in the sought after Baylandings section of Ocean City offers easy access to the beach and a short walk to join other neighbors watch the evening sunset over the water at the nearby lagoon. The home has been nicely maintained by its longtime owner and features updated windows, hardwood flooring on the main level, Gas heating and cooling system, tankless hot water system, gas fireplace, a fenced yard with storage sheds and outside shower, three season front porch, rear patio and a second-floor deck located off of one of the bedrooms. In addition, the primary bedroom and bath are located on the main level, and the kitchen is nicely upgraded with newer cabinetry, granite counters and stainless appliances. There is a large formal dining room or bonus room along with a family room/den. If specialized access is needed, there is an external lift that would accommodate a wheelchair that can remain or be removed. There is also a powder room and laundry room on the main level. The second level offers two large bedrooms with an updated hall bath and storage space. There is a large deck off of one the bedrooms which offers the perfect place to sun or enjoy a morning or evening beverage. The lot is 50 x 100 and fenced. there is off-street parking for at least 3 vehicles. This would be a great home to enjoy for many years or plan the space for new construction today or in the future. Consider this for your next beach home.

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Curbs	None	Den/TV Room	Carbon Monoxide
Deck		Dining Area	Detector
Fenced Yard		Dining Room	Smoke/Fire Alarm
Handicap Access		Eat In Kitchen	Storage
Outside Shower		Laundry/Utility Room	
Patio		Primary BR on 1st floor	
Porch			
Porch Enclosed			
Porch Screened			
Shed			
Sidewalks			
Enclosed	Outside		
Shower			
AppliancesIncluded	AlsoIncluded	Basement	Heating
Dishwasher	Blinds	Crawl Space	Forced Air

Berger Realty

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Disposal	Curtains	Gas-Natural	
Dryer	Drapes		
Gas Stove	Partially Furnished		
Microwave	Shades		
Refrigerator			
Self Cleaning Oven			
Washer			
Cooling	HotWater	Water	Sewer
Ceiling Fan(s)	Gas	Public	Public Sewer
Central	Tankless-gas		
Electric			



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