



**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	
Enclosed	Outside		Dining Room	Smoke/Fire Alarm	
Shower			Eat In Kitchen	Storage	
Fenced Yard			Laundry/Utility Room		
Handicap Access			Primary BR on 1st floor		
Outside Shower					
Patio					
Porch					
Porch Enclosed					
Porch Screened					
Shed					
Sidewalks					
AppliancesIncluded	AlsoIncluded	Basement	Heating		
Dishwasher	Blinds	Crawl Space	Forced Air		

Berger Realty

• Since 1928 •



Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040

✉ info@bergerrealty.com



Disposal
Dryer
Gas Stove
Microwave
Refrigerator
Self Cleaning Oven
Washer

Curtains
Drapes
Partially Furnished
Shades

Gas-Natural

Cooling
Ceiling Fan(s)
Central
Electric

HotWater
Gas
Tankless-gas

Water
Public

Sewer
Public Sewer



Ask for James P. Monroe
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: jmp@bergerrealty.com

