Asking \$1,250,000.00

13 Waterway Ocean City, NJ 08226











Porch

Shed Sidewalks

Porch Enclosed Porch Screened



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 f	or your n	ext beach home.		-	
		PROPER	RTY 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 Show	er				
Patio					

AppliancesIncluded AlsoIncluded Basement Heating
Dishwasher Blinds Crawl Space Forced Air





Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



Gas-Natural

info@bergerrealty.com

Disposal Dryer Gas Stove

Microwave Refrigerator Self Cleaning Oven

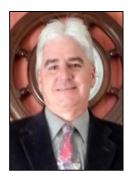
Washer

Cooling Ceiling Fan(s) Central Electric Curtains Drapes

Partially Furnished Shades

HotWater Water

Gas Tankless-gas Water Sewer
Public Public Sewer



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