



**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 of 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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Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



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Sewer
Public Sewer



Ask for Ken Sedberry
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: kas@bergerrealty.com

