

# Berger Realty

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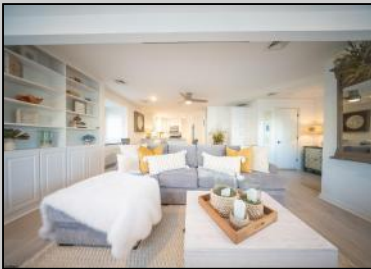


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Ocean City, NJ 08226  
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222 Delavan  
Margate, NJ 08402

Asking \$869,000.00



## COMMENTS

Welcome to this beautifully renovated 1-bedroom, 1.5-bath home that perfectly blends modern updates with timeless charm. Thoughtfully designed and meticulously maintained, this residence is ideal for anyone seeking a low-maintenance lifestyle—whether year-round or as a shore retreat. Step inside to a spacious open layout designed for both entertaining and everyday comfort. The fully renovated kitchen showcases granite countertops, sleek cabinetry, and stainless-steel appliances. The living area is enhanced by luxury vinyl plank flooring, custom built-in cabinetry, and an adjacent powder room. The primary bedroom features generous closet space, a stylish full bath, and direct access to the awning-covered deck. Recent upgrades include roof and siding, a heater, and wrapped air ducts for improved energy efficiency. Outside, enjoy beautifully landscaped, low-maintenance gardens, a private fenced yard perfect for relaxing or entertaining, enclosed outdoor shower, detached garage, and off-street parking. Move-in ready and brimming with updates, this home delivers the best of a single-family home with the benefits of low maintenance living. Schedule your showing today and experience the perfect combination of comfort, style, and convenience!

## PROPERTY DETAILS

|                                                                                     |                                                                                                                                  |                          |                                                                                       |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                   | OutsideFeatures<br>Deck<br>Fenced Yard<br>Outside Shower<br>Sprinkler System                                                     | ParkingGarage<br>One Car | OtherRooms<br>Dining Area<br>Laundry/Utility Room<br>Storage Attic                    |
|  | Ask for Yvonne Kuhn<br>Berger Realty Inc.<br>3160 Asbury Avenue, Ocean City<br>Call: 609-399-0076<br>Email: ymk@bergerrealty.com | Basement<br>Crawl Space  | Heating<br>Gas                                                                        |
|                                                                                     | Appliances Included<br>Dishwasher<br>Disposal<br>Dryer<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer              |                          |  |
| Cooling<br>Central                                                                  | HotWater<br>Gas                                                                                                                  | Water<br>Public          | Sewer<br>Public Sewer                                                                 |