

# Berger Realty

Since 1928



Berger Realty, Inc.  
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3311 Simpson  
Ocean City, NJ 08226

Asking \$1,198,000.00



## COMMENTS

Wow! What a stunning property in the heart of Ocean City—just steps from the beach, bay, shopping, dining, and more. Welcome to 3311 Simpson Avenue, ideally situated on the ocean side of a peaceful, tree lined street. Enjoy the convenience of a private entrance, 1-car garage, foyer storage, and a private outdoor shower. Upstairs, the open and light-filled Living Room features a cozy gas fireplace, while the bright white Kitchen shines with granite countertops, a large center island, white cabinetry, stainless steel appliances, gas cooking stove, recessed lighting, and plenty of natural light. The Dining Room is perfect for everyday meals or hosting friends and family. Step outside to the expansive front porch—ideal for your morning coffee, a good book, or evening entertaining. In the back of the home, you'll find four spacious bedrooms, including a Primary Suite with deck access and private bath with walk-in shower, plus a beautifully appointed hall bath. The upper level rooftop deck is a showstopper—soak up the sun by day or watch fireworks across the skyline on the 4th of July. Best of all, this home is being sold fully furnished, making it a true turnkey retreat with excellent rental income potential. Don't miss your chance to own this incredible Ocean City getaway—move right in and start enjoying the shore lifestyle today!

## PROPERTY DETAILS

|                                                                                                                                                                              |                          |                                                                                                                                                            |                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Exterior<br>Vinyl                                                                                                                                                            | ParkingGarage<br>One Car | InteriorFeatures<br>Cathedral Ceiling(s)<br>Fireplace(s)<br>Hardwood Floors<br>Kitchen Center Island<br>Master Bath<br>Pets Allowed<br>Wall to Wall Carpet | Heating<br>Gas-Natural |
| <p>Ask for Brian Kolner<br/>Berger Realty Inc.<br/>109 E 55th St., Ocean City<br/>Call: 609-399-4211<br/>Email to: bk@bergerrealty.com<br/>Public Water<br/>Public Sewer</p> |                          |                                                                                                                                                            |                        |

