

# Berger Realty

Since 1928



Ocean 17  
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**312 West Ave**  
**Ocean City, NJ 08226**

**Asking \$799,900.00**



## COMMENTS

Welcome to 312 West Ave in Ocean City — a first-floor retreat that blends coastal comfort with easy, modern living. This bright and open 3-bedroom, 2-bath home spans just under 1,200 sq ft and is designed for relaxation. Step inside to an airy floor plan that flows naturally from the living room to the eat-in kitchen, featuring new stainless steel appliances, abundant cabinet space, and plenty of natural light. The gas fireplace and custom-built bookcase with storage create a warm and inviting gathering space for cozy nights or casual entertaining. Step outside to an oversized deck perfect for morning coffee or evening dinners under the Ocean City sky. The property also includes a 1-car garage and private storage area for all your beach essentials. Comfort is built in with gas heat and central air, keeping you cozy in every season. Just a short walk away, you'll find Ocean City's beaches, bay, boardwalk, and lively downtown with restaurants, coffee shops, and gyms. Whether you're looking for a vacation getaway or a year-round coastal home, this residence offers a thoughtful balance of location, convenience, and charm. Schedule your showing today and experience all that this coastal gem has to offer!

## PROPERTY DETAILS

|          |                 |                |                       |
|----------|-----------------|----------------|-----------------------|
| Exterior | ParkingGarage   | OtherRooms     | InteriorFeatures      |
| Vinyl    | Attached Garage | Dining Area    | Fireplace(s)          |
|          | One Car         | Eat In Kitchen | Hardwood Floors       |
|          |                 |                | Kitchen Center Island |
|          |                 |                | Master Bath           |
|          |                 |                | Pets Allowed          |
|          |                 |                | Wall to Wall Carpet   |



Ask for Grant Halliday  
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Cooling: Hot Water, Gas  
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