

# Berger Realty

Since 1928



**Berger Realty, Inc**  
1330 Bay Avenue  
Ocean City, NJ 08226  
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**118 Wilmont**  
**Somers Point, NJ 08244**

**Asking \$469,900.00**



## COMMENTS

Here is a great opportunity to grab a diamond in the rough that offers water views when you arrive or depart from your new home stretching the back bay over to the barrier islands as well as from the 2nd floor bedroom & walk out deck. The homes proximity is just minutes to the amazing beaches & marinas over the Longport ~ Ocean City causeway. You are also minutes away from all the action along Bay ave. with restaurants, Higbee beach & the famous Friday night concerts held throughout the summer. The time has come to for the family move on & allow this opportunity to be enjoyed for the foreseeable future for that buyer who is wishing to take advantage of the tranquil setting & put their own thumbprint on all the possibilities offered here!!

## PROPERTY DETAILS

|          |                 |               |                         |
|----------|-----------------|---------------|-------------------------|
| Exterior | OutsideFeatures | ParkingGarage | OtherRooms              |
| Brick    | Curbs           | None          | Den/TV Room             |
| Vinyl    | Deck            |               | Dining Area             |
|          | Patio           |               | Primary BR on 1st floor |
|          | Porch           |               |                         |
|          | Shed            |               |                         |
|          | Sidewalks       |               |                         |
|          | Enclosed        | Outside       |                         |
|          | Shower          |               |                         |



Multi-Zoned

AppliancesIncluded Basement  
Ask for Phillip Belmont  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email: [pjb@bergerrealty.com](mailto:pjb@bergerrealty.com)  
Refrigerator  
Washer

HotWater Gas  
Water Public

Heating  
Gas-Natural



Public Sewer