

# Berger Realty

Since 1928



Berger Realty, Inc.  
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511 16th St.  
Ocean City, NJ 08226

Asking \$1,599,000.00



## COMMENTS

Perfect single family beach house in the perfect location close to the best beaches and the famous Ocean City boardwalk in Ocean City. Enjoy your own home or use this as a fantastic rental investment property with 3 bedrooms + ground floor flex space currently setup as a 4th bedroom & 3.5 baths AND ONLY 8 HOUSES TO THE BEACH! Great rental potential. Unique upside down floor plan provides privacy to the bedrooms and also an open living concept with cathedral ceilings on the top floor where the dining, kitchen, and living areas are located - and head up a few steps further to the private roof top deck with great views - something you don't find often with a single family home!!! Great storage and room which allows this to be a wonderful beach side retreat for summer or year round living. Primarily used as a second home, but this property also has great rental potential because it is located only 8 houses from the beach and boardwalk and it is a single family home.

## PROPERTY DETAILS

Exterior Stucco Vinyl	ParkingGarage Attached Garage One Car	OtherRooms Den/TV Room Dining Area Eat In Kitchen	InteriorFeatures Cathedral Ceiling Kitchen Center Island Storage
AppliancesIncluded Burglar Alarm	AlsoIncluded Blinds Curtains Drabs Partially Furnished	Heating Forced Air Gas-Natural	Cooling Ceiling Fan(s) Central Electric
<p>Ask for Patricia (Trish) Spengler Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: pjs@bergerrealty.com</p>			



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