

Berger Realty

Since 1928



Berger Realty, Inc.
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801 Coolidge Road
Ocean City, NJ 08226

Asking \$1,250,000.00



COMMENTS

TWO UNITS IN ONE: Perfect for a large family, guests, or rental income. **SPACIOUS LAYOUT:** This property offers six bedrooms and three bathrooms across two floors. **MODERN UPDATES:** This Home has been lovingly cared for and renovated, featuring an open floor plan, stainless steel appliances, contemporary finishes, including an open-beam kitchen ceiling, and a beautifully appointed gas fireplace. The property has central air on the 2nd floor and a mini-split on the 1st floor, providing comfort during the dog days of summer! **OUTDOOR LIVING:** Enjoy the covered front porch, the DOGS will love the enclosed yard, and a large 2nd-floor deck with an awning ideal for summer cookouts. **PRIME LOCATION:** Walkable to everywhere, the beach, the bay, the 9th street bridge for a morning run, and best of all, so close to downtown, enjoy walking up to your favorite coffee shop in the morning, a little shopping, and dinner on the avenue, and access the boardwalk for a bike ride at the end of the street. **IDEAS FOR USE:** This property offers so much and so many options. Use the first floor for your family and the second floor for visitors, the "Nanny!", a perfect in-law suite, or even rental income. **RENTAL INCOME:** rent out the upstairs unit to help with mortgage payments or generate extra cash. The Home truly offers the best of both worlds- Togetherness and Privacy, all in a Lovingly Maintained Space. If you are considering it, I'd say it's a Fantastic Find!

PROPERTY DETAILS

Outside Features	Parking/Garage	Other Rooms	Basement
Curbs	None	Dining Area	Crawl Space
		Eat In Kitchen	
		Garage/Utility Rm	
		Living Room	
Ask for Sean McConis Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: smc@bergerrealty.com			



Baseboard
Hot Water

Hot Water
Gas

Water
Public



Sewer
Public Sewer