



**922 Simpson  
Ocean City, NJ 08226**

**Asking \$989,900.00**



#### COMMENTS

Welcome to 922 Simpson Avenue — a beautifully maintained Ocean City home offering the perfect blend of comfort, coastal charm, and convenient island living. This second floor condo features 4 bedrooms and 2 bathrooms across 1648 square feet. A spacious, open concept great room with cathedral ceilings features living area with gas fireplace and dining area with beautiful chandelier and plenty of seating. You'll fall in love with the custom gourmet kitchen featuring modern white shaker cabinetry and gorgeous granite counter-tops with matching back splash and hardware, stainless steel farm sink with motion sensor faucet and appliances including tray microwave and brand new dishwasher. Four bedrooms await up the half staircase, all of which have ample closet space, making this condo perfect for either seasonal use or year-round living. The huge primary bedroom has a walk-in closet with custom built-ins, a rarity in Ocean City, plus en-suite bathroom. Other interior features include, actual laundry/utility room with two large storage closets, ceiling fans in each room and smart home features including lock and thermostat. Enjoy the gorgeous summer weather from the partially covered deck, which was fully rebuilt structurally in 2021. Unique to this property is the attractive courtyard setting at the side entry staircase with paver walkway professional landscaping, private cabana shower, garage and separate storage area. Conveniently located near downtown Ocean City and Asbury Ave shopping with numerous restaurants, coffee shops and bakeries. Walk-able to the beach and boardwalk and just steps from the ever-popular 9th street bridge walking/biking pathway. Schedule your showing today!

#### PROPERTY DETAILS

|                   |                                                                 |                                                                                                              |                                                                                                                                                                                    |
|-------------------|-----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl | ParkingGarage<br>Attached Garage<br>Auto Door Opener<br>One Car | OtherRooms<br>Dining Area<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room<br>Pantry<br>Storage Attic | InteriorFeatures<br>Cathedral Ceiling(s)<br>Fireplace(s)<br>Hardwood Floors<br>Kitchen Center Island<br>Master Bath<br>Pets Allowed<br>Walk in/Cedar Closet<br>Wall to Wall Carpet |
|-------------------|-----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Heating  
Forced Air  
Gas-Natural

Cooling  
Ceiling Fan(s)  
Central

HotWater  
Gas

Water  
Public Water

Sewer

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Public Sewer



Ask for Dale Collins  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [djc@bergerrealty.com](mailto:djc@bergerrealty.com)  
<http://www.BADERCOLLINS.com>

