

1136 Simpson Ave  
Ocean City, NJ 08226

Asking \$1,125,000.00



#### COMMENTS

Coastal living meets quality craftsmanship in this centrally located first-floor condo with upgrades galore. Designed for comfort, efficiency, and effortless beach living, this 3-bedroom, 2-bath residence offers a light, open feel and thoughtful details throughout. The inviting interior features a neutral palette layered with soft coastal tones, beautiful engineered birch hardwood flooring, upgraded crown molding, custom solid wood interior doors, recessed lighting, ceiling fans in every room, and soaring 9-foot ceilings. A cozy gas fireplace anchors the living space, creating the perfect spot to relax on a day when there's a chill in the air at the shore. The beautiful coastal-style kitchen is a true highlight, featuring granite countertops, upgraded cabinetry, and stainless-steel appliances—ideal for entertaining family and friends. High-efficiency gas forced-air heat and central air, along with a Navien tankless gas hot water heater, provide year-round comfort and energy efficiency. Step outside to the impressive and oversized front porch, perfect for morning coffee or enjoying the evening breezes. Off the back two bedrooms is the huge exterior deck with hose bibs and ceiling fan. Enjoy the quiet and relax on the lounge chairs, grab a book and lose yourself in the beach air. Another must have is the convenience of an outside shower—an essential coastal feature. The 1 1/2 car garage will store all your beach toys. Bikes, surf boards, beach chairs and umbrellas....Hurricane-resistant windows and doors, a sprinkler system, and insulation beneath the first floor between the 4' crawl space and finished floors offer energy efficiency, comfort and peace of mind. Additional features include a separate zone manifold for hot and cold water lines, an alarm system, attached garage, covered parking, and separate entrances from the second floor—adding privacy and flexibility. Impressive furnishing, less than 3 years old, are included. (minus personal items and a few pieces) This move-in ready home offers the perfect blend of coastal charm, modern upgrades, and low-maintenance living—ideal as a primary residence, second home, or beach investment.

#### PROPERTY DETAILS

Exterior	ParkingGarage	InteriorFeatures	Heating
Aluminum	Attached Garage	Fireplace(s)	Forced Air
Stone	Auto Door Opener	Hardwood Floors	Gas-Natural
	One and Half Car	Kitchen Center Island	
		Master Bath	
		Pets Allowed	
Cooling	HotWater	Water	Sewer
Ceiling Fan(s)	Tankless-gas	Public Water	Public Sewer
Central			
Gas			

# Berger Realty

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