



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



13 Waterway, Ocean City, NJ, 08226

Price \$1,250,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 10            |
| Bedrooms     | 3             |
| Baths Full   | 2             |
| Baths Half   | 1             |
| Year Built   | 1964          |
| Type         | Single Family |
| Block Number | 3108          |
| Listing #    | 252797        |
| Taxes        | 4740.00       |

#### COMMENTS

Welcome to one of those rare opportunities for a single-family home in Ocean City for the price of a condo. This home, in the sought after Baylandings section of Ocean City offers easy access to the beach and a short walk to join other neighbors watch the evening sunset over the water at the nearby lagoon. The home has been nicely maintained by its longtime owner and fea...

#### PROPERTY FEATURES

|                                                                                                                                                 |                                                                                                                                                                                                    |                                                                                                  |                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Asbestos<br>Shingle                                                                                                                 | OutsideFeatures<br>Patio<br>Deck<br>Enclosed/Covered Patio<br>Porch<br>Screened Porch<br>Fenced Yard<br>Cable TV<br>Sidewalks<br>Outside Shower                                                    | ParkingGarage<br>Parking Pad<br>3 Car<br>Concrete Driveway                                       | OtherRooms<br>Living Room<br>Dining Room<br>Kitchen<br>Den/TV Room<br>Recreation/Family<br>Eat-In-Kitchen<br>Dining Area<br>Laundry/Utility Room<br>1st Floor Primary<br>Bedroom |
| InteriorFeatures<br>Fireplace- Gas<br>Handicap Features<br>Wood Flooring<br>Smoke/Fire Alarm<br>Storage<br>Wall to Wall Carpet<br>Tile Flooring | AppliancesIncluded<br>Range<br>Oven<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Smoke/Fire Detector<br>Stove Natural Gas<br>Stainless steel appliance | AlsoIncluded<br>Drapes<br>Curtains<br>Shades<br>Blinds<br>Partial Furniture<br>Window Treatments | Basement<br>Crawl Space                                                                                                                                                          |
| Heating<br>Gas Natural<br>Forced Air                                                                                                            | Cooling<br>Central Air Condition<br>Electric<br>Ceiling Fan                                                                                                                                        | HotWater<br>Gas- Natural                                                                         | Water<br>Public                                                                                                                                                                  |

Sewer



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Sewer

**CONTACT**



**Ask for Frank Shoemaker**  
**Berger Realty Inc**  
**3160 Asbury Avenue, Ocean City**  
**Call:**  
**Email to: fcs@bergerrealty.com**

Scan to see Property page.



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