

# Berger Realty

Since 1926



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



32 Pelham, Longport, NJ, 08403

Price \$1,649,000.00

### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 8             |
| Bedrooms     | 3             |
| Baths Full   | 1             |
| Baths Half   | 0             |
| Year Built   | 1950          |
| Type         | Single Family |
| Block Number | 45            |
| Listing #    | 584468        |
| Taxes        | 5897.00       |



### COMMENTS

**THE PERFECT BEACH COTTAGE WITH AN AMAZING, FIRST BLOCK NORTH, LONGPORT LOCATION. Situated on an OVERSIZED 65'x62.5' lot!! Great front porch to enjoy the ocean breeze that you will never want to leave. Awesome backyard with huge deck, outdoor shower and fenced-in yard with plenty of room for summer barbecues and entertaining!! Bright living room, spacious dining room with...**

### PROPERTY FEATURES

|                         |                 |                         |                  |
|-------------------------|-----------------|-------------------------|------------------|
| OutsideFeatures         | ParkingGarage   | OtherRooms              | InteriorFeatures |
| Curbs                   | Attached Garage | Dining Room             | Storage          |
| Deck                    | See Remarks     | Great Room              | Walk In Closet   |
| Fenced Yard             |                 | Laundry/Utility Room    |                  |
| Outside Shower          |                 | Primary BR on 1st floor |                  |
| Porch                   |                 |                         |                  |
| Sidewalks               |                 |                         |                  |
| Enclosed Outside Shower |                 |                         |                  |
|                         |                 |                         |                  |
| AppliancesIncluded      | Basement        | Heating                 | Cooling          |
| Dishwasher              | Crawl Space     | Forced Air              | Ceiling Fan(s)   |
| Dryer                   |                 | Gas-Natural             | Central          |
| Electric Stove          |                 |                         |                  |
| Microwave               |                 |                         |                  |
| Refrigerator            |                 |                         |                  |
| Washer                  |                 |                         |                  |
|                         |                 |                         |                  |
| HotWater                | Water           | Sewer                   |                  |
| Gas                     | Public          | Public Sewer            |                  |

### CONTACT



Ask for Barbara Fasy  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-602-4492  
Email to: bf@bergerrealty.com

Scan to Party page.

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