



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



5320 Simpson Avenue, Ocean City, NJ, 08226

Price \$1,099,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 11            |
| Bedrooms     | 4             |
| Baths Full   | 2             |
| Baths Half   | 1             |
| Year Built   | 1966          |
| Type         | Single Family |
| Block Number | 5306          |
| Listing #    | 587655        |
| Taxes        | 5182.00       |

#### COMMENTS

Welcome to 5320 Simpson Ave, an incredible opportunity to own a 4 bedroom, 2.5 Bath single family home, a short walk away from the Beach for the price of a Condo! This 2 story gem located in the desirable Ocean City Homes neighborhood boasts a primary suite with walk-in closet and full bath on the first floor with hardwood floors throughout, fully-equipped kitchen and full...

#### PROPERTY FEATURES

|                                                                                                  |                                                                                                                          |                           |                                                                                |
|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|---------------------------|--------------------------------------------------------------------------------|
| Exterior<br>See Remarks                                                                          | OutsideFeatures<br>Enclosed Outside<br>Shower<br>Porch Enclosed<br>Porch Screened<br>Shed                                | ParkingGarage<br>None     | OtherRooms<br>Laundry/Utility Room<br>Primary BR on 1st floor<br>Storage Attic |
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Smoke/Fire Alarm<br>Storage<br>Walk In Closet | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Electric Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>Furnished | Heating<br>Forced Air<br>Gas-Natural                                           |
| Cooling<br>Ceiling Fan(s)<br>Central                                                             | HotWater<br>Electric                                                                                                     | Water<br>Public           | Sewer<br>Public Sewer                                                          |

#### CONTACT

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