



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



2316 Simpson, Ocean City, NJ, 08226

Price \$1,100,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 7             |
| Bedrooms     | 4             |
| Baths Full   | 2             |
| Baths Half   | 0             |
| Year Built   | 1967          |
| Type         | Single Family |
| Block Number | 2306          |
| Listing #    | 599551        |
| Taxes        | 3743.00       |

#### COMMENTS

*Original Ocean City cottage style home sitting on a 40 x 115' lot. Renovate or build your dream home on this R1 zoned lot. Great neighborhood. Close to beach, boardwalk, bike path, sanctuary and the bay....*

#### PROPERTY FEATURES

|                         |                                  |                                                                                 |                                                                  |
|-------------------------|----------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------|
| Exterior<br>Asbestos    | ParkingGarage<br>None            | OtherRooms<br>Eat In Kitchen<br>Laundry/Utility Room<br>Primary BR on 1st floor | AppliancesIncluded<br>Disposal<br>Electric Stove<br>Refrigerator |
| Basement<br>Crawl Space | Heating<br>Baseboard<br>Electric | Cooling<br>Window Units                                                         | HotWater<br>Electric                                             |
| Water<br>Public         | Sewer<br>Public Sewer            |                                                                                 |                                                                  |

#### CONTACT



Ask for Patricia (Trish) Spengler  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-425-9254  
Email to: pjs@bergerrealty.com

Scan to see Property page.



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