



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



312 Surf Road, Ocean City, NJ, 08226

Price \$1,699,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 14            |
| Bedrooms     | 6             |
| Baths Full   | 4             |
| Baths Half   | 0             |
| Year Built   |               |
| Type         | Single Family |
| Block Number | 70.18         |
| Listing #    | 599675        |
| Taxes        | 6704.00       |

#### COMMENTS

Discover the charm of coastal living with a rare grand fathered duplex on a spacious lot at 312 West Surf Road. Perfectly nestled in the heart of Ocean City's Gardens neighborhood, this property offers a generous 2,696 square feet of living space (1,348 per unit) on a 6,373 square foot lot, presenting endless possibilities for customization and enjoyment. Each unit is 3 ...

#### PROPERTY FEATURES

|                                                                                                           |                                                |                          |                                                                                |
|-----------------------------------------------------------------------------------------------------------|------------------------------------------------|--------------------------|--------------------------------------------------------------------------------|
| Exterior<br>Stone<br>Vinyl                                                                                | OutsideFeatures<br>Outside Shower<br>Sidewalks | ParkingGarage<br>Two Car | OtherRooms<br>Dining Area<br>Dining Room<br>Great Room<br>Laundry/Utility Room |
| AppliancesIncluded<br>Disposal<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer | AlsoIncluded<br>Partially Furnished            | Basement<br>Crawl Space  | Heating<br>Gas-Natural<br>Multi-Zoned                                          |
| Cooling<br>Ceiling Fan(s)<br>Central<br>Multi-Zoned                                                       | HotWater<br>Gas                                | Water<br>Public          | Sewer<br>Public Sewer                                                          |

#### CONTACT



Ask for Tanya Pinkerton  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-442-0418  
Email to: tp@bergerrealty.com

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