

# Berger Realty

Since 1926



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500  
oc17@BergerRealty.com



32 Manor Ave, Longport, NJ, 08403

Price \$1,875,000.00

## PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 7             |
| Bedrooms     | 3             |
| Baths Full   | 3             |
| Baths Half   | 0             |
| Year Built   | 1948          |
| Type         | Single Family |
| Block Number | 55            |
| Listing #    | 600131        |
| Taxes        | 5853.00       |

## COMMENTS

Longport, on the southern tip of "The Pearl of Absecon Island", is a very upscale community, with a lovely beach, and low taxes! This very beautiful home that is "shore" to please awaits you... \* Low Taxes: \$5853.47 in 2024 \* Lot Dimensions: 40' x 62.5', 2500 sqft \* Well maintained home 1 owner full-time lived-in never rented never smoked-in no pet messes \* Invite yo...

## PROPERTY FEATURES

|                                                                                                                                                                         |                                                                                                                                        |                                                                |                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                                                                       | OutsideFeatures<br>Fenced Yard<br>Outside Shower<br>Patio<br>Porch<br>Shed<br>Sidewalks<br>Sprinkler System<br>Enclosed Outside Shower | ParkingGarage<br>None                                          | OtherRooms<br>Dining Room<br>Eat In Kitchen<br>Laundry/Utility Room<br>Loft<br>Storage Attic |
| InteriorFeatures<br>Cathedral Ceiling<br>Carbon Monoxide<br>Detector<br>Cedar Closet<br>Security System<br>Storage<br>Skylight(s)<br>Smoke/Fire Alarm<br>Walk In Closet | AppliancesIncluded<br>Burglar Alarm<br>Disposal<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer             | AlsoIncluded<br>Blinds<br>Curtains<br>Furnished<br>See Remarks | Basement<br>Crawl Space                                                                      |
| Heating<br>Gas-Natural                                                                                                                                                  | Cooling<br>Attic Fan<br>Ceiling Fan(s)<br>Central                                                                                      | HotWater<br>Gas                                                | Water<br>Public                                                                              |
| Sewer<br>Public Sewer                                                                                                                                                   |                                                                                                                                        |                                                                |                                                                                              |

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| Sewer<br>Public Sewer                                                                                                                                                   |                                                                                                                                        |                                                                |                                                                                              |

**CONTACT**

**Ask for Linda Watts**  
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**Call: 609-230-6595**  
**Email to: [ljw@bergerrealty.com](mailto:ljw@bergerrealty.com)**

Scan to see Property page.

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