



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



13 Waterway, Ocean City, NJ, 08226

Price \$1,250,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 10            |
| Bedrooms     | 3             |
| Baths Full   | 2             |
| Baths Half   | 1             |
| Year Built   | 1964          |
| Type         | Single Family |
| Block Number | 3108          |
| Listing #    | 600659        |
| Taxes        | 4740.00       |

#### COMMENTS

Welcome to one of those rare opportunities for a single-family home in Ocean City for the price of a condo. This home, in the sought after Baylandings section of Ocean City offers easy access to the beach and a short walk to join other neighbors watch the evening sunset over the water at the nearby lagoon. The home has been nicely maintained by its longtime owner and fea...

#### PROPERTY FEATURES

|                         |               |                         |                  |
|-------------------------|---------------|-------------------------|------------------|
| OutsideFeatures         | ParkingGarage | OtherRooms              | InteriorFeatures |
| Curbs                   | None          | Den/TV Room             | Carbon Monoxide  |
| Deck                    |               | Dining Area             | Detector         |
| Fenced Yard             |               | Dining Room             | Storage          |
| Handicap Access         |               | Eat In Kitchen          | Smoke/Fire Alarm |
| Outside Shower          |               | Laundry/Utility Room    |                  |
| Patio                   |               | Primary BR on 1st floor |                  |
| Porch                   |               |                         |                  |
| Porch Enclosed          |               |                         |                  |
| Porch Screened          |               |                         |                  |
| Shed                    |               |                         |                  |
| Sidewalks               |               |                         |                  |
| Enclosed Outside Shower |               |                         |                  |

|                    |                     |             |             |
|--------------------|---------------------|-------------|-------------|
| AppliancesIncluded | AlsoIncluded        | Basement    | Heating     |
| Disposal           | Blinds              | Crawl Space | Forced Air  |
| Dishwasher         | Curtains            |             | Gas-Natural |
| Dryer              | Drapes              |             |             |
| Gas Stove          | Partially Furnished |             |             |
| Microwave          | Shades              |             |             |
| Refrigerator       |                     |             |             |
| Self Cleaning Oven |                     |             |             |
| Washer             |                     |             |             |

|                  |              |        |              |
|------------------|--------------|--------|--------------|
| Cooling          | HotWater     | Water  | Sewer        |
| Ceiling Fan(s)   | Gas          | Public | Public Sewer |
| Central Electric | Tankless-gas |        |              |

#### CONTACT



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#### CONTACT



**Ask for John Clarke**  
**Berger Realty Inc**  
**3160 Asbury Avenue, Ocean City**  
**Call: 609-289-6111**  
**Email to: [jwc@bergerrealty.com](mailto:jwc@bergerrealty.com)**

Scan to see Property page.



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