



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 Lauren Greiner**  
**Berger Realty Inc**  
**3160 Asbury Avenue, Ocean City**  
**Call: 609-602-5960**  
**Email to: [img@bergerrealty.com](mailto:img@bergerrealty.com)**

Scan to see Property page.



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