



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040  
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         |
| Enclosed Outside   |                     | Dining Room             | Smoke/Fire Alarm |
| Shower             |                     | Eat In Kitchen          | Storage          |
| Fenced Yard        |                     | Laundry/Utility Room    |                  |
| Handicap Access    |                     | Primary BR on 1st floor |                  |
| Outside Shower     |                     |                         |                  |
| Patio              |                     |                         |                  |
| Porch              |                     |                         |                  |
| Porch Enclosed     |                     |                         |                  |
| Porch Screened     |                     |                         |                  |
| Shed               |                     |                         |                  |
| Sidewalks          |                     |                         |                  |
| AppliancesIncluded | AlsoIncluded        | Basement                | Heating          |
| Dishwasher         | Blinds              | Crawl Space             | Forced Air       |
| Disposal           | 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            | Tankless-gas        |                         |                  |
| Electric           |                     |                         |                  |

#### CONTACT



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#### CONTACT



**Ask for Mark Kolmer**  
**Berger Realty Inc**  
**109 E 55th St., Ocean City**  
**Call: 609-437-4142**  
**Email to: [mkj@bergerrealty.com](mailto:mkj@bergerrealty.com)**

Scan to see Property page.



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