



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



3311 Simpson, 2, Ocean City, NJ, 08226

Price \$1,198,000.00



#### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  | 7       |
| Bedrooms     | 4       |
| Baths Full   | 2       |
| Baths Half   | 0       |
| Year Built   | 2012    |
| Type         | Condo   |
| Block Number | 3305    |
| Listing #    | 601139  |
| Taxes        | 5731.00 |

#### COMMENTS

*Wow! What a stunning property in the heart of Ocean City—just steps from the beach, bay, shopping, dining, and more. Welcome to 3311 Simpson Avenue, ideally situated on the ocean side of a peaceful, tree lined street. Enjoy the convenience of a private entrance, 1-car garage, foyer storage, and a private outdoor shower. Upstairs, the open and light-filled Living Room fea...*

#### PROPERTY FEATURES

|                    |                          |                                                                                                                                                            |                        |
|--------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Exterior<br>Vinyl  | ParkingGarage<br>One Car | InteriorFeatures<br>Cathedral Ceiling(s)<br>Fireplace(s)<br>Hardwood Floors<br>Kitchen Center Island<br>Master Bath<br>Pets Allowed<br>Wall to Wall Carpet | Heating<br>Gas-Natural |
| Cooling<br>Central | Water<br>Public Water    | Sewer<br>Public Sewer                                                                                                                                      |                        |

#### CONTACT



Ask for Steven Spengler  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-425-9253  
Email to: srs@bergerrealty.com

Scan to see Property page.



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