

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



**31 Boardwalk GS**  
**Grassy Sound, NJ 08260**

**Asking \$695,000.00**



## COMMENTS

Take it easy at this unique, Bay Front Cottage with Deep-Water Boat Slip. Enjoy your Private Dock w Under Water Night Lights where you can see fish swim by. Located in the Historic Village of Grassy Sound. Bring your boat/kayak. You can Swim right off the dock and fish for Flounder Stripers. We offer great Bird & Turtle Watching, Spectacular Sunsets off the back deck. The House was rehabbed in 2022 with over 2,200 sq. ft. of decking and a covered porch.

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck Enclosed/Covered Patio Dock Outside Shower Boat Slips	OtherRooms Living Room Kitchen Eat-In-Kitchen	InteriorFeatures Cathedral Ceilings Vinyl Flooring
AppliancesIncluded Self-Clean Oven Microwave Oven Refrigerator Stove Natural Gas	AlsoIncluded Blinds	Heating Gas Natural Forced Air	Cooling Central Air Condition Electric Ceiling Fan



Ask for Thomas Horan  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: tph@bergerrealty.com

