



**19 Boardwalk  
Grassy Sound, NJ 08260**

**Asking \$540,000.00**



**COMMENTS**

Summer is almost here and your chance to own your private oasis on the water is also here! This home features 2 bedrooms and 1 bathroom with an additional 1 bedroom cottage/bathroom. It is the perfect space for you to have some privacy from your guests. This home offers a rare blend of luxury and serene waterfront living. Nestled on the Grassy Sound this residence provides a lifestyle of comfort and tranquility. This home is the only one on Grassy Sound with a separate dryland yard. The pavilion on the yard has historical value and was once part of the railroad into the Wildwoods. It is perfect to sit and watch the boats going by or sunrise. As you enter, be captivated by the breathtaking panoramic views that greet you from the living room and kitchen. The open-concept design connects the living, dining, and kitchen areas, creating an ideal space for entertaining or enjoying cozy family moments. Imagine preparing meals with the backdrop of sparkling water just beyond your window. You can live here all year long as the home has heating and AC. Step outside to the expansive outdoor living space, where a large deck beckons for al fresco dining and entertaining. There is direct access for kayaking, paddleboarding, or simply enjoying the soothing sounds of lapping waves. Additional features of this waterfront gem include special features such as a boat dock and floating docks for jet skis. There is a storage shed for all your outdoor toys. Current owner used as a bunkhouse with window A/C. Seize the opportunity to own a piece of waterfront paradise. Schedule your private showing today and experience the magic of living on the water. House is being sold furnished and is \"as is.\"

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Patio Deck Enclosed/Covered Patio Screened Porch Storage Building Dock Bulkhead Boat Slips	OtherRooms Living Room Kitchen Eat-In-Kitchen Workshop Great Room 1st Floor Bedroom	InteriorFeatures Cathedral Ceilings Storage Wall to Wall Carpet Vinyl Flooring
AppliancesIncluded Range Oven Refrigerator	AlsoIncluded Drapes Curtains Shades	Heating Electric Heat Pump	Cooling Central Air Condition Ceiling Fan

# Berger Realty

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Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040



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