



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



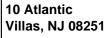












Asking \$625,000.00



## COMMENTS

This well-maintained family home is located just a few blocks from the Delaware Bay and offers two houses for the price of one. It's currently being rented for 371/night throughout the summer, making it an income-producing property. The main front house features over 1700 sq. ft. of living space, with 3 spacious bedrooms, 1.5 baths, a large living room, an eat-in kitchen that opens to a bright family room, and a laundry room. Additionally, there is a detached one-bedroom rear cottage with over 600 sq. ft. of living space, including an enclosed front porch, living room, eat-in kitchen, full bath, and a laundry room, along with its own attached shed. Utilities such as water, sewer, electric, and cable are separate from the main house. The property also includes a detached one and a half car garage, vinyl siding, a stone driveway, and spacious side and rear yards on a 75 x 119 lot. With the benefit of solar panels and a monthly fee of \$89.34, the utility bills remain very affordable. Don\'t miss the opportunity to see this property for yourself!

OutsideFeatures Deck

ParkingGarage Garage 2 Car Detached Stone Driveway

PROPERTY DETAILS age OtherRooms Living Room Kitchen Recreation/Family way Eat-In-Kitchen Laundry/Utility Room

AppliancesIncluded Washer Dryer Dishwasher



CoAlising for J.K. Hepnen, Wildler Wall Are and the second strain of the Water City