



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



Asking \$2,050,000.00

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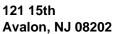














COMMENTS

This cute rancher is ideally situated and just 2 blocks to the beach and short walk to town and recreation/playground. Features 3 bedrooms, 2 full baths and open floor plan kitchen, dining room, living room with large screened in rear porch for relaxing. There are all new beds, very comfy; one king, queen, and twin over double bunk. Pergo flooring keep this unit clean and convenient. No worries about parking as the driveway can accommodate your vehicles. Sit back and relax on the deck equipped with patio furniture and a gas BBQ grill. When returning from the beach check out the outside shower. Enclosed back patio with picnic table perfect for playing games and an additional eating space. Established rental history to help offset expenses. Seller is participating in a 1031 Exchange.

PROPERTY DETAILS Exterior OutsideFeatures ParkingGarage Wood Deck Concrete Driveway Enclosed/Covered Patio Storage Building

Cable TV Sidewalks **Outside Shower**

OtherRooms Living Room Kitchen Dining Area Laundry/Utility Room Florida Room



AppliancesIncluded AlsoIncluded RaAgek for Duane JaBwinsts Rebierger Realty IncFurniture Washed E 55th St., Ocean City Dryer II 200 200 100 Dis Galls 1609-399-4211 Sto Entaidatoic dej@bergerrealty.com

Cooling HotWater Central Air Condition Gas- Natural **Basement** Crawl Space



Sewer City