



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



Asking \$2,050,000.00



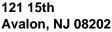














COMMENTS

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.

PROPER	RTY DETAILS
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OutsideFeatures	ParkingGarage	OtherRooms			
Deck	Concrete Driveway	Living Room			
Enclosed/Covered		Kitchen			
Patio		Dining Area			
Storage Building		Laundry/Utility Room			
Cable TV		Florida Room			
Sidewalks					
Outside Shower					
	OutsideFeatures Deck Enclosed/Covered Patio Storage Building Cable TV Sidewalks	OutsideFeatures ParkingGarage Deck Concrete Driveway Enclosed/Covered Patio Storage Building Cable TV Sidewalks			

InteriorFeatures Cathedral Ceilings Wood Flooring Wall to Wall Carpet Tile Flooring Vinyl Flooring	AppliancesIncluded Range Refrigerator Washer Dryer Dishwasher Stove Electric	AlsoIncluded Blinds Furniture
Heating	Cooling	HotWater
Gas Natural	Central Air Condition	Gas- Natural

Sewer City

Forced Air

Basement Crawl Space

