

Berger Realty

Since 1928



Berger Realty, Inc.
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9102 3rd
Stone Harbor, NJ 08247

Asking \$2,200,000.00



COMMENTS

This Duplex property can serve as a full-time residence with a rental apartment on the second floor, or as a vacation home with rental income potential. It has been enjoyed by the family for many years and has been thoughtfully updated and well-maintained. The spacious living room features a gas fireplace, and the dining area has sliding doors that lead to a deck with a bay view. The chef's kitchen offers ample prep space and a casual dining area. The home includes three bedrooms (one currently used as an office/hobby room), and the primary bedroom has an en-suite bathroom, a spacious closet, and a laundry alcove, as well as access to the deck with a bay view. The second-floor apartment has a separate entrance and includes a living room, kitchen with dining area, stackable washer/dryer, three bedrooms, and one bath. The property is conveniently located near the beach and is an easy walk to the Yacht Club, downtown shopping, a playground, pickleball courts, and highly-rated restaurants. After dining, enjoy entertainment at the Water Tower or theater, or perhaps a round of mini-golf or some ice cream. Don't miss out on this exceptional combination of features!

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	AlsoIncluded
Deck	Parking Pad	Living Room	Drapes
Porch	3 Car	Kitchen	Curtains
Storage Building	Concrete Driveway	Dining Area	Shades
Cable TV			Blinds
			Rugs
			Fireplace Equipment
			Furniture



Ask for Steven Spengler
Berger Realty Inc

3160 Asbury Avenue, Ocean City

Heating Gas Natural Cooling Central Air

Bathrooms 6 Email to: srs@bergerrealty.com

Multi-Zoned

Gas

Multi Zoned

Wall Air Conditioning



water
City

Sewer
City