



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300

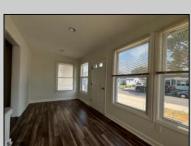


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Asking \$1,150,000.00











COMMENTS

LOCATION-CONDITION-PRICE are the stars of this must see Duplex. This property has gone through a \"First Class\" total renovation from top to bottom and front to back- The first floor has 3BR\'s and 2BA\'s- The 2nd floor has 2BR\'s and 1BA - 2nd floor spacious outside living area/deck is a must sea! Only 1 1/2 short blocks to the highly sought after South End 39th St Volley Ball & Kite Beach! W/D-C/A, Gas Heat-Park the car and walk or bike to Everything- Ice Cream-Eateries-Deli-Shops-Stores-Mini Golf- Tennis & Pickleball Courts- Dog Park. NEW windows 2022-NEW Roof - 2022- NEW HWH-NEW INTERIORS-Crawl Space High & Dry! HVAC systems in both units are under warranty until 2025, NEW separate Electric Meters, NEW concrete driveway extended for plenty parking in front and rear of home! Spacious yard with alley access offers a New Shed! This is a MUST SEE- So many possibilities- Great Opportunity to bring families together at the Shore!! First floor VACANT, Freshly painted and DEEP Cleaned in July-Units also listed to sell separately \"condo conversion\"!

OutsideFeatures Deck Fenced Yard Shed

ParkingGarage None

PROPERTY DETAILS OtherRooms Den/TV Room Dining Area Eat In Kitchen

Florida Room Kitchen Living Room

Ask for Margaret M. Kurz Colling Fan(s) Avenue, Ocean City
Call: 609-391-1330

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Basement

Crawl Space