



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



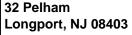












Asking \$1,549,000.00



## COMMENTS

THE PERFECT BEACH COTTAGE WITH AN AMAZING, FIRST BLOCK NORTH, LONGPORT LOCATION. Situated on an OVERSIZED 65\'x62.5\' lot!! Great front porch to enjoy the ocean breeze that you will never want to leave. Awesome backyard with huge deck, outdoor shower and fenced-in yard with plenty of room for summer barbecues and entertaining!! Bright living room, spacious dining room with access to the deck/yard and kitchen. Three large bedrooms and one full bath, laundry room with newer washer and dryer. One-car attached garage/extra den/bedroom! AMAZING OPPORTUNITY to renovate, lift or BUILD YOUR DREAM HOME with potentially over 3,000SF of living space, pool, bayviews AND elevator! You can\'t beat it. Start enjoying those summer memories at the shore!!

## **PROPERTY DETAILS**

OutsideFeatures Curbs Deck Fenced Yard Outside Shower Porch Sidewalks Enclosed Outside

ParkingGarage O Attached Garage D See Remarks G

OtherRooms Dining Room Great Room Laundry/Utility Room Primary BR on 1st floor

InteriorFeatures Storage Walk In Closet

Shower Ba

Ba**Askefor John Van Stoing** CredergefRealty Inc<sup>Forced Air</sup>

3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: jvs@bergerrealty.com

Water Public Sewer Public Sewer Ceiling Fan(s)

Cooling