

# Berger Realty

Since 1928



Berger Realty, Inc.  
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46-48 17th  
Ocean City, NJ 08226

Asking \$2,250,000.00



## COMMENTS

Come check out this lagoon front "Best Buy" on the luxurious Venetian Bayou! This WHOLE DUPLEX BUILDING is for sale and comes with spectacular bay views and 2 boat slips! Each unit has 2 bedrooms and 1 bath, and features: Renovated 1st floor with newer kitchen with granite countertops, backsplash, and SS appliances; newer bath, hardwood flooring, and huge front deck with access to the floating dock. Second floor has a well-equipped kitchen, full appliance package, dining area, spacious living room, bathroom, cozy front deck with awning, and FANTASTIC BAY VIEWS! The property also includes an outdoor shower shed for storage, vinyl siding, and a maintenance-free exterior! Home is sold mostly furnished. Schedule your showing today! Great location! (Southern exposure on the 18th street lagoon) Great value! (2 units and 2 boat slips!) Great Property! See you on the Bay!

## PROPERTY DETAILS

|                 |               |             |             |
|-----------------|---------------|-------------|-------------|
| OutsideFeatures | ParkingGarage | OtherRooms  | Basement    |
| Curbs           | None          | Dining Area | Crawl Space |
| Deck            |               | Kitchen     |             |
| Outside Shower  |               | Living Room |             |
| Porch           |               |             |             |
| Sidewalks       |               |             |             |

|         |                      |          |        |
|---------|----------------------|----------|--------|
| Heating | Cooling              | HotWater | Water  |
|         | Wall Units           | Electric | Public |
| Windows | Ask for John Greiner |          |        |



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