

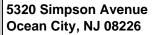


Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



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Asking \$1,099,000.00











## **COMMENTS**

Welcome to 5320 Simpson Ave, an incredible opportunity to own a 4 bedroom, 2.5 Bath single family home, a short walk away from the Beach for the price of a Condo! This 2 story gem located in the desirable Ocean City Homes neighborhood boasts a primary suite with walk-in closet and full bath on the first floor with hardwood floors throughout, fully-equipped kitchen and full-size laundry room, 2 year old HVAC system, James Hardie siding, enclosed back porch, and a spacious backyard all nestled in a 55x115 lot. Plenty of off street parking and only a block away from the 52nd street playground, this is a great location for any family to build lasting memories, or for an investor looking to expand on their portfolio. Truly a must see opportunity!

## PROPERTY DETAILS

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Exterior	OutsideFeatures	ParkingGarage	OtherRooms
See Remarks	Porch Enclosed	None	Laundry/Utility Room
	Porch Screened		Storage Attic
	Shed		Primary BR on 1st floor
			•

**Enclosed** Outside

Shower

InteriorFeatures AppliancesIncluded AlsoIncluded Heating Carbon Monoxide Dishwasher Furnished Forced Air Gas-Natural Dryer

Electric Stove Michoskafoer Blake Halliday Refrier Realty Inc Self Cleaning Over 109 E 55th St., Ocean City Washer 609-399-4211

Hotomaeil to: beh@bengerrealty.com Electric Public

