

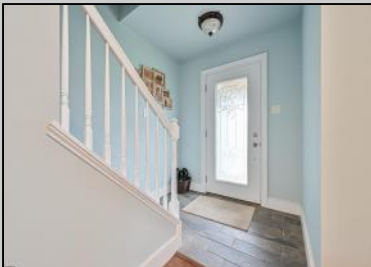
# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
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5320 Simpson Avenue  
Ocean City, NJ 08226

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

|                          |                             |               |                         |
|--------------------------|-----------------------------|---------------|-------------------------|
| Exterior                 | OutsideFeatures             | ParkingGarage | OtherRooms              |
| See Remarks              | Enclosed                    | Outside None  | Laundry/Utility Room    |
|                          | Shower                      |               | Primary BR on 1st floor |
|                          | Porch Enclosed              |               | Storage Attic           |
|                          | Porch Screened              |               |                         |
|                          | Shed                        |               |                         |
| InteriorFeatures         | AppliancesIncluded          | AlsoIncluded  | Heating                 |
| Carbon Monoxide Detector | Dishwasher                  | Furnished     | Forced Air              |
|                          | Dryer                       |               | Gas-Natural             |
|                          | Electric Stove              |               |                         |
|                          | Refrigerator                |               |                         |
|                          | Self Cleaning Oven          |               |                         |
|                          | Washer                      |               |                         |
|                          | How to: bk@bergerrealty.com |               |                         |
|                          | Electric                    | Public        |                         |



Asker: Brian Kolmer

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