



**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		
	Microwave		
	Refrigerator		
	Self Cleaning Oven		
	Washer		
How to:	Call: 609-391-0500		
Electric	Email to: <a href="mailto:ceh@bergerrealty.com">ceh@bergerrealty.com</a>	Public	



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