



**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: crf@bergerrealty.com | | |
| | Electric | Public | |



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