

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
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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
Smoke/Fire Alarm	Dryer		Gas-Natural
Storage	Electric Stove		
Walk In Closet	Midsize Refrigerator		
	Self Cleaning Oven		
	Washer		
Cooling	How to: wmb@bergerrealty.com		
Ceiling Fan(s)	Electric	Public	
Central			

Asker: Wendy Brown

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