

# Berger Realty

Since 1920



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808 Fourth  
Ocean City, NJ 08226

Asking \$1,574,999.00



## COMMENTS

This 5-bedroom 4 bath beach block upper cottage has been lovingly maintained and has a great rental history. It is move-in ready for a new owner to step in with no work to do and boasts many re-rents every year. There are two porches, front and rear on the second floor as well as a Primary Bedroom front porch on the third floor and a private third floor rear porch, all having spectacular ocean and sky views. The roof is less than a year old and the A/C was just replaced. This gem will be snapped up quickly so don't delay!

## PROPERTY DETAILS

|                                      |  |   |  |
|--------------------------------------|--|---|--|
| Exterior<br>Vinyl                    | ParkingGarage<br>One and Half Car                | OtherRooms<br>Dining Room<br>Great Room<br>Laundry/Utility Room | InteriorFeatures<br>Cathedral Ceiling(s)<br>Fireplace(s)<br>Hardwood Floors<br>Kitchen Center Island<br>Master Bath<br>Wall to Wall Carpet |
| Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Ceiling Fan(s)<br>Central<br>Electric | HotWater<br>Gas   | Water<br>Public Water  |



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