



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



info@bergerrealty.com



2337 Simpson Ocean City, NJ 08226

Asking \$1,190,000.00

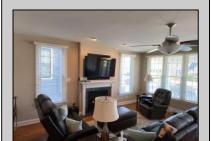






## COMMENTS

Immaculate, never rented, first floor unit, Quiet neighborhood on a non through street. This building was custom built in 2009. Upgrades throughout, specialty lighting ceiling fans, recessed lights, specialty hardware, Anderson 400 series windows, custom 42 inch soft close/self close kitchen cabinets, Granite tops with custom two level island, Under cabinet lighting, Solid core interior doors, Hardwood floors through great room and hallway, gas fireplace with custom mantle, maintenance free synthetic decking, two tile baths plus powder room, full size washer dryer, generous size garage with electric opener with key pad, off street parking for three cars, storage in heater room, crawl space storage, fenced yard, Irrigation system, well landscaped with landscape lighting, Every aspect of this home and grounds are in excellent shape. Owner occupied appointment only



## PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Vinyl	One Car	Great Room	Hardwood Floors
		Laundry/Utility Room	Kitchen Center Island
			Master Bath

HotWater

Gas

Heating Cooling
Forced Air Ceiling Fan(s)
Cas Natural Central

Ask for James P. Monroe Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: jmp@bergerrealty.com



Water

**Public Water**