

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
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1312 Bay  
Ocean City, NJ 08226

Asking \$1,049,000.00



## COMMENTS

Come fall in love with this 3 bed, 2.5 bath single family home that preserves the perfect mix of desirable Ocean City charm with just the right amount of modern touches. You'll be welcomed immediately by a brand new kitchen and dining area that leads right out to your back yard paradise. This is the perfect home for entertaining family and friends. Ask your guests for the secret password to enter your own back yard bar! An absolute must see, and all for less than a condo! Choose your place to relax and unwind after a long day at the beach with brand new mini-split air conditioning throughout! This property is just gorgeous and walkable to everything! The beach, boardwalk, downtown shops, playground, restaurants, and so much more! Do not pass on this one without seeing it in person. Plan your day trip now!

## PROPERTY DETAILS

Exterior	Outside Features	Parking Garage	Other Rooms
Vinyl	Cabana	See Remarks	Dining Area
	Deck		Dining Room
	Fenced Yard		Eat In Kitchen
	Outside Shower		Florida Room
	Patio		Great Room
	Shed		Laundry/Utility Room
	Sidewalks		



Appliances Included  
Dishwasher  
Dryer  
Gas Stove  
Microwave  
Refrigerator  
Washer

Also Included  
Curtains  
Furnished

Call for James Monteleone  
Berger Realty Inc.  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email: jmonteleone@bergerrealty.com

Hot Water  
Gas

Water  
Public

Heating  
Baseboard



Public Sewer