

# Berger Realty

Since 1928



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**4 Colgate  
Longport, NJ 08403**

**Asking \$1,450,000.00**



## COMMENTS

Location is everything ! This charming beach bungalow is perfectly situated just 2 blocks from the beach, tennis courts, playground and beach headquarters with bathroom facilities. Nestled in the highly desirable port of Longport this 3 bedroom 2.5 bath gem is ready for you summer fun. Spacious living room with new luxury vinyl plank flooring and brand new eat in kitchen featuring stainless steel appliances, farm sink and attractive back splash ( with new washer/dryer) . Half bath and grate access off utility room for all your beach essentials . Second floor includes a primary bedroom with ensuite bath and sliding doors leading to a grand deck. Two generous sized bedrooms and a full bath round out the 2nd level. Enjoy a cozy front porch and private rear yard with that all important hot and cold shower. Right in the heart of all the shore has to offer, walk to beach, tennis, playground, ice cream, bay with water park, boat rental and some of the best restaurants you'll eat at. This home is in great condition and ready to be your summer retreat !

## PROPERTY DETAILS

Exterior Stucco Vinyl	OutsideFeatures Deck Fenced Yard Outside Shower Porch	ParkingGarage One Car	AppliancesIncluded Dishwasher Disposal Dryer Gas Stove Refrigerator Self Cleaning Oven Washer
Basement Crawl Space	Heating Forced Air	Cooling Central	
Water Public	Sewer Public Sewer		

