

# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com

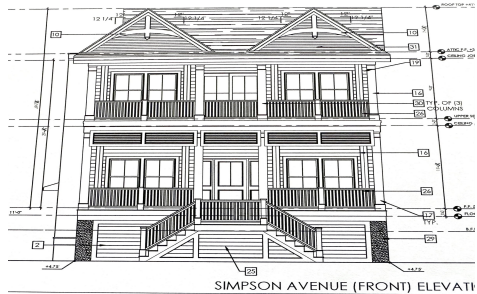


5533-35 Simpson, Duplex, Ocean City, NJ, 08226

Price \$3,190,000.00

### PROPERTY DETAILS

|              |        |
|--------------|--------|
| Total Rooms  |        |
| Bedrooms     | 0      |
| Baths Full   | 0      |
| Baths Half   | 0      |
| Year Built   |        |
| Type         | Duplex |
| Block Number | 5505   |
| Listing #    | 241827 |
| Taxes        | 1.00   |



SIMPSON AVENUE (FRONT) ELEVATION

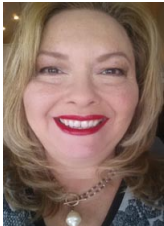
### COMMENTS

*This fantastic new construction project by Whale Beach Builders is located in the quiet south end of Ocean City. This is your chance to own an entire duplex with 5 bedrooms on each floor, 3 baths on the first floor, and 3.5 baths on the second floor. This duplex property will offer all the top end amenities you'd expect from this premier builder, such as Cortex floorin...*

### PROPERTY FEATURES

|                 |                   |                      |             |
|-----------------|-------------------|----------------------|-------------|
| OutsideFeatures | ParkingGarage     | OtherRooms           | Basement    |
| Deck            | Garage            | Living Room          | Crawl Space |
| Sidewalks       | Attached          | Dining Room          |             |
| Outside Shower  | Concrete Driveway | Laundry/Utility Room |             |
|                 |                   | Great Room           |             |
| Heating         | Cooling           | HotWater             | Water       |
| Gas Natural     | Central Air       | Gas                  | Public      |
|                 | Ceiling Fan       |                      |             |
| Sewer           |                   |                      |             |
| Public          |                   |                      |             |

### CONTACT



Ask for Theresa Maina  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-703-7725  
Email to: tam@bergerrealty.com

Scan to see Property page.



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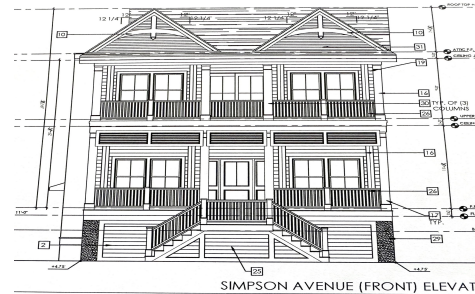


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