

# Berger Realty

Since 1926



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



312 Atlantic, Ocean City, NJ, 08226

Price \$4,950,000.00

## PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 10            |
| Bedrooms     | 4             |
| Baths Full   | 3             |
| Baths Half   | 1             |
| Year Built   | 1965          |
| Type         | Single Family |
| Block Number | 70.27         |
| Listing #    | 243186        |
| Taxes        | 16649.00      |

## COMMENTS

*Ocean Front! Poised among the gardens on the eastern side, this exceptional Ocean Front single-family residence has been lovingly maintained by the same family for decades. Set on an impressive 47x130 lot, the property showcases stunning views. The first floor features three comfortable bedrooms, two bathrooms, a cozy family room with a wet bar, and easy access to the welc...*

## PROPERTY FEATURES

|  |   |   |  |
|--|---|---|--|
| Exterior<br>Vinyl  | OutsideFeatures<br>Patio<br>Deck<br>Porch<br>Outside Shower<br>In Ground Pool   | ParkingGarage<br>Garage<br>Parking Pad<br>2 Car<br>Attached | OtherRooms<br>Living Room<br>Dining Room<br>Kitchen<br>Den/TV Room<br>Laundry/Utility Room |
| InteriorFeatures<br>Cathedral Ceilings<br>Handicap Features<br>Smoke/Fire Alarm<br>Wall to Wall Carpet<br>Fireplace- Wood<br>Tile Flooring<br>Kitchen Island | AppliancesIncluded<br>Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Disposal<br>Smoke/Fire Detector<br>Stove Natural Gas | AlsoIncluded<br>Curtains<br>Blinds                          | Basement<br>Crawl Space  |
| Heating<br>Gas Natural   | Cooling<br>Central Air Condition<br>Ceiling Fan   | HotWater<br>Gas- Natural                                    | Water<br>Public  |
| Sewer<br>Public  |   |   |  |

## CONTACT

Ask for Kevin Halliday  
Berger Realty Inc  
109 E 55th St., Ocean City

Scan to see Property page.

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**Call: 609-425-7423**  
**Email to: [keh@bergerrealty.com](mailto:keh@bergerrealty.com)**



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