| Berger R   | ealty  | The second se | Berger Realty, Inc<br>1330 Bay Avenue<br>Ocean City, NJ 08226<br>09-391-1330/609-391-1300<br>info@bergerrealty.com |  | Berg   | since 1921                 |  | Berger Realty, Inc<br>1330 Bay Avenue<br>Ocean City, NJ 08226<br>609-391-1330/609-391-1300<br>☑ info@bergerrealty.com | REALTOR             |
|--|--|---|--|--|--|----------------------------|--|---|---------------------|
| 308 13th, Ocean City, NJ, 08226 Price \$925,000.00   |  |   |  | 25,000.00  | 30   | 8 13th, Ocean City, NJ, 08 | 226  | Price \$925   | 5,000.00            |
| PROPERTY DETAILS   |  |   |  |  |  |                            |  | PROPERTY DETAILS  |                     |
|  |  | Total Rooms<br>Bedrooms<br>Baths Full<br>Baths Half<br>Year Built<br>Type<br>Block Number                       |  | 0<br>0<br>0<br>1305  |  |                            | Total Rooms<br>Bedrooms<br>Baths Full<br>Baths Half<br>Year Built<br>Type<br>Block Numbe |   | 0<br>0<br>0<br>1305 |
|  |  | Listing #<br>-  |  | 587909   |  |                            | Listing #  |   | 587909              |
| Therease is a second  |  | Taxes   |  | 3212.00  | B.JIMMIN B   | 4                          | Taxes  |   | 3212.00             |
| COMMENTS   |  |   |  |  | COMMENTS   |                            |  |   |                     |
| home finished with ma  | hity with Plans for a Cu<br>ny upgrades incl. Saun<br>sell vacant. Must settle<br>truction | and Hot tub for \$1,9   | 50,000.00.   | Development opportunity with Plans for a Custom 4 br.single family home or buy the New home finished with many upgrades incl. Sauna, steam shower and Hot tub for \$1,950,000.00. No showings and will sell vacant. Must settle by October 1 as building will be started and only sold as new Construction |  |                            |  |   |                     |
| PROPERTY FEATURES  |  |   |  |  | PROPERTY FEATURES  |                            |  |   |                     |
|  | Heating<br>Gas-Natural   | Water<br>Public   | Sewer<br>Public Sewer  |  | ParkingGarage<br>One and Half Car  | Heating<br>Gas-Natural     | Water<br>Public  | Sewer<br>Public Sewer   |                     |
|  | CON  |   |  | CONTACT  |  |                            |  |   |                     |
| Scan to see Property page.<br>Ask for Faith Camp-ODonnell<br>Berger Realty Inc<br>1330 Bay Avenue, Ocean City<br>Call:<br>Email to: fco@bergerrealty.com |  |   |  |  | Scan to see Prop<br>Ask for Faith Camp-ODonnell<br>Berger Realty Inc<br>1330 Bay Avenue, Ocean City<br>Call:<br>Email to: fco@bergerrealty.com |                            |  | rty page.   |                     |
|  |  |   |  |  |  |                            |  |   |                     |