

# Berger Realty

Since 1926



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



30 Bryan, Marmora, NJ, 08223

Price \$419,900.00

### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 7             |
| Bedrooms     | 3             |
| Baths Full   | 1             |
| Baths Half   | 0             |
| Year Built   | 1975          |
| Type         | Single Family |
| Block Number | 612           |
| Listing #    | 590628        |
| Taxes        | 4854.00       |

### COMMENTS

Are you searching for the perfect starter home, shore retreat, or investment property? This hidden gem is slightly off the beaten path, yet conveniently close to everything you need. Nestled just off of Route 9 in Marmora, it's approximately 1.5 miles from Caldwell Park, under 2 miles to Shoprite /Wawa /Dunkin Donuts /Etc., and only 3.5 miles from Ocean City. The locati...

### PROPERTY FEATURES

|                    |                  |                 |                         |
|--------------------|------------------|-----------------|-------------------------|
| Exterior           | OutsideFeatures  | ParkingGarage   | OtherRooms              |
| Vinyl              | Deck             | One Car         | Dining Room             |
| Wood               | Fenced Yard      | Detached Garage | Primary BR on 1st floor |
|                    | Sprinkler System |                 |                         |
| AppliancesIncluded | Basement         | Heating         | Cooling                 |
| Dishwasher         | Crawl Space      | Forced Air      | Central                 |
| Dryer              |                  | Gas-Natural     |                         |
| Electric Stove     |                  |                 |                         |
| Microwave          |                  |                 |                         |
| Refrigerator       |                  |                 |                         |
| Washer             |                  |                 |                         |
| HotWater           | Water            | Sewer           |                         |
| Electric           | Well             | Septic          |                         |

### CONTACT



Ask for Joan S. Spencer  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-204-3027  
Email to: jss@bergerrealty.com

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