| Berger Realty                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                    | Berger Realty, Inc.<br>3160 Asbury Avenue<br>Ocean City, NJ 08226<br>1-877-237-4371 / 609-399-0076<br>☑ info@bergerrealty.com | REALTOR   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------|
| 6 Ventnor, Marmora, NJ, 08223 Price \$839,900.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                    |                                                                                                                               | ,900.00   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | PROPERTY DETAILS   |                                                                                                                               |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Total Rooms</b> |                                                                                                                               | 9         |
| AND A REAL PROPERTY AND A | Bedrooms           |                                                                                                                               | 4         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Baths Full         |                                                                                                                               | 2         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Baths Half         |                                                                                                                               | 1         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Year Built         |                                                                                                                               |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Туре               |                                                                                                                               | le Family |
| And shares and the second second                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Block Numbe        | r                                                                                                                             | 663       |
| A Start Martin Land                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Listing #          |                                                                                                                               | 593988    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Taxes              |                                                                                                                               | 8500.00   |

If \"Location, Location, Location!\" had an address, this would be it! Only 4 minutes from Ocean City at just half the price! This charming 4-bedroom, 2.5-bath Cape Cod style home is situated on a fenced-in corner lot in the highly sought after Beesley's Point neighborhood. You'll be close to shopping, the lifeguarded Beesley's Point beach, Tuckahoe Inn, and so much ...

| mucn                                                                              |                                                                                                     |                                              |                                                                                                                                  | muc                                         |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
|                                                                                   | PROPER                                                                                              | TY FEATURES                                  |                                                                                                                                  |                                             |
| Exterior<br>Vinyl                                                                 | OutsideFeatures<br>Fenced Yard<br>Porch<br>Shed<br>Sidewalks<br>Sprinkler System                    | ParkingGarage<br>Two Car                     | OtherRooms<br>Den/TV Room<br>Dining Area<br>Dining Room<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room<br>Storage Attic | Exteri<br>Vinyl                             |
| InteriorFeatures<br>Cathedral Ceiling<br>Skylight(s)<br>Storage<br>Walk In Closet | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>Blinds<br>Curtains<br>Drapes | Basement<br>6 Ft. or More Head<br>Room<br>Full<br>Inside Entrance<br>Unfinished                                                  | Interio<br>Cathe<br>Skylig<br>Stora<br>Walk |
| Heating<br>Gas-Natural                                                            | Cooling<br>Ceiling Fan(s)<br>Central                                                                | HotWater<br>Gas                              | Water<br>Public                                                                                                                  | Heatiı<br>Gas-N                             |
| Sewer<br>Septic                                                                   |                                                                                                     |                                              |                                                                                                                                  | Sewe<br>Septio                              |
|                                                                                   | cc                                                                                                  | ONTACT                                       |                                                                                                                                  |                                             |
| Be<br>31                                                                          | sk for Patricia (Trish) Spe<br>erger Realty Inc<br>60 Asbury Avenue, Ocea<br>all: 609-425-9254      | •                                            | Scan to see Property page.                                                                                                       |                                             |



COMMENTS

Taxes

8500.00

If \"Location, Location, Location!\" had an address, this would be it! Only 4 minutes from Ocean City at just half the price! This charming 4-bedroom, 2.5-bath Cape Cod style home is situated on a fenced-in corner lot in the highly sought after Beesley's Point neighborhood. You'll be close to shopping, the lifeguarded Beesley's Point beach, Tuckahoe Inn, and so much ...

|                                                                            | PROPERTY FEATURES                                                                                                                            |                                              |                                                                                                                                  |  |  |  |  |
|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|
| Exterior<br>Vinyl                                                          | OutsideFeatures<br>Fenced Yard<br>Porch<br>Shed<br>Sidewalks<br>Sprinkler System                                                             | ParkingGarage<br>Two Car                     | OtherRooms<br>Den/TV Room<br>Dining Area<br>Dining Room<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room<br>Storage Attic |  |  |  |  |
| InteriorFeatur<br>Cathedral Cei<br>Skylight(s)<br>Storage<br>Walk In Close | ling Dishwasher<br>Dryer<br>Gas Stove                                                                                                        | AlsoIncluded<br>Blinds<br>Curtains<br>Drapes | Basement<br>6 Ft. or More Head<br>Room<br>Full<br>Inside Entrance<br>Unfinished                                                  |  |  |  |  |
| Heating<br>Gas-Natural                                                     | Cooling<br>Ceiling Fan(s)<br>Central                                                                                                         | HotWater<br>Gas                              | Water<br>Public                                                                                                                  |  |  |  |  |
| Sewer<br>Septic                                                            |                                                                                                                                              |                                              |                                                                                                                                  |  |  |  |  |
|                                                                            | CONTACT                                                                                                                                      |                                              |                                                                                                                                  |  |  |  |  |
|                                                                            | Scan to see Property page.<br>Ask for Patricia (Trish) Spengler<br>Berger Realty Inc<br>3160 Asbury Avenue, Ocean City<br>Call: 609-425-9254 |                                              |                                                                                                                                  |  |  |  |  |

Email to: pjs@bergerrealty.com





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