



Priced at  
**\$799,900**

## About the Property

Just listed — 49 Simpson Road, in the heart of the Gardens. This is the one. A first-floor unit in one of Ocean City's most beloved neighborhoods, a block from one of OC's best playground and a quick bike ride to the beach, the boards, and Asbury Avenue. Three bedrooms. Two full baths. Granite counters, tiled baths, and a primary bedroom that's all yours. Then there's that front porch — your new favorite seat after a long day on the beach. Off-street parking, shared outdoor space, and secure storage help check all the boxes! The owners kept it all to themselves and never rented — but the potential is there if you want it. Live in it, summer in it, or let it work for you. Come see this incredible unit before someone else calls it home. ...



## Features

- 2 Bathroom
- Dishwasher
- Gas Stove
- Refrigerator
- Heat Fuel:Gas-Natural
- Central
- 3 Bedroom
- Dryer
- Microwave
- Washer
- Water Heater:Electric
- Gas

## Give me a call!

[www.monihan.com](http://www.monihan.com)