

**1523 Central  
Ocean City, NJ 08226**

**Asking \$1,449,900.00**



**COMMENTS**

Welcome To 1523 Central Ave! Come See This Beautifully Updated And Well Maintained 1st Floor Condo That Features 4 Bedrooms And 3 Full Baths. Conveniently Located ONLY 1 BLOCK To The BEACH & BOARDWALK And Walking Distance To Great Shopping, Restaurants, & Attractions On Asbury!!! EXTRAORDINARY RENTAL INCOME, CURRENTLY 15 WEEKS BOOKED AND OVER \$55K RENTAL INCOME So Far.. 2024 (See Agent Remarks) Interior Features: Extremely Desirable Floor Plan That Offers 4 Oversized Bedrooms, W/ 3 Full Bathrooms, Including 1 Primary & 1 Junior Suite W/ Private Bathrooms, Making It Perfect For 2 Small Families To Comfortably Vacation & Enjoy Ocean City Together. Open Concept Great Room w/ Plenty Of Natural Light, Fully Updated Kitchen W/ Granite Counter Tops & Custom Tile Back Backsplash, Huge Kitchen Center Island W/ Seating For Two, Stainless Steel Appliances, Beautiful H/W Flooring And New Luxury Vinyl Plank Coretec Flooring Throughout, Built-In Gas Fireplace W/ Custom Tile Surround & Mantle, Gas Heat, Central Air, And FULL Laundry Room. No More Standing In The Hallway To Do Your Wash. Exterior Features: Maintenance Free Vinyl Siding, Front & Rear Decks, Enclosed Private Outside Shower, Sprinkler System, 2 Car Off Street Parking, 1.5 Car Attached Garage W/ Large Storage Room & Partially Covered Entrance To Condo Side Door. ( See Remarks) Enjoy Your Morning Coffee Watching The Sunrise From Your Back Balcony & Summer Breezes And Sunsets From Covered Front Porch. This Unique Location Truly Offers The Best Of Both Worlds, Close To All The Action; However Not In The Middle Of It All. If You Have Been Looking For A Great Investment Property, 2nd Home, Or Primary Home This Checks All The Boxes. Easy To Show, Priced To Sell And Won't Last. Call for A Private Showing Or More Details.

**PROPERTY DETAILS**

Unit	Features	Parking	Garage	Other	Rooms	Appliances	Included
	Fireplace		Garage		Living Room		Range
	Kitchen Island		1.5 Car		Kitchen		Refrigerator
	Hardwood Floors				Recreation/Family		Washer
	Tile Floors				Dining Area		Dryer
					Laundry/Utility Room		Dishwasher
					Great Room		Smoke/Fire Detector
					Storage Space		Stainless Steel Appliance
Also	Included	Heating		Cooling		Hot	Water
	Drapes	Gas	Natural		Central Air		Gas
	Curtains	Forced	Air		Electric		

# Berger Realty

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Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Blinds  
Furniture

Ceiling Fan

Water  
City

Sewer  
City

