

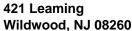


Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



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Asking \$575,000.00











## **COMMENTS**

\*\*\$14,400 Credit being offered to the buyer to cover 3 years worth of the condo assessment.\*\*
Own your own home at the Jersey Shore in the desirable Regatta Club located near Wildwood\'s Marina District! This 3 bedroom, 2 full bathroom condo is within walking distance of the marina, shopping, waterfront restaurants including Urie\'s and Beach Creek, as well as Mudhen Brewery and Dogtooth. Enjoy the summer breeze from one of your 2 private deck areas. This community features a heated pool and hot tub. Relax in the shade in one of the 2 gazebos. This condo is located on the first floor above the garage and has a sunny and bright open floor plan with a laundry room, kitchen, dining area and living room with sliders leading out to the front deck. The master bedroom has access to the back deck, as does one of the other 2 bedrooms. There is a 2 car garage, along with one driveway space, allowing off-street parking for 3 vehicles, as well as additional storage space. This unit has never been rented, but the association does allow rentals with a minimum of 7-night stay. Condo fee includes exterior and flood insurances, common area maintenance and landscaping. Property is being sold partially furnished - a list of exclusions can be provided. Don\'t miss this one! Call for a private showing today!

PROPERTY DETAILS

UnitFeatures Wall To Wall Carpet Tile Floors

Tile Floors
Laminate Fooring

City

ParkingGarage OtherRooms
Garage Living Room
3 Car Kitchen
Attached Dining Area
Assigned Parking Laundry/Utility Room
CoAgretorioment Halftbage Space

Berger Realty Inc
1670 Boardwalk, Ocean City

Call: 609-391-0500
CoÐimpail to: geh@betogle/tatealty.com

Central Air Gas
Ceiling Fan

AppliancesIncluded

Microwave Oven

Refrigerator

Washer Drver

Range

Oven