



**516 Route 9**  
**Marmora, NJ 08223**


**Asking \$144,900.00**



## COMMENTS

Discover Your Affordable Shore Home at Oak Ridge Resort If you're searching for an affordable shore home, make sure to put this one at the top of your list. Welcome to Oak Ridge Resort Condo Association, where you own the land—no lot rent here! This vibrant resort community offers an array of amenities, including a swimming pool, jacuzzi, clubhouse, playgrounds, and a boat yard, all just minutes away from the Ocean City and Sea Isle City boardwalks and beaches. While others wait in line to reach the islands, you can already be at your destination, relaxing by the pool. Unit B-16 boasts an excellent location within the community. Situated on a quiet, one-way road, it's directly across from the new activity area featuring bocce ball, volleyball, a playground, and a convenient bathhouse with laundry facilities. You're also just a short stroll away from the swimming pool, clubhouse, and pavilion where all the community activities take place. Unit Highlights: Renovated and Ready: B-16 is nearing the completion of its renovation, featuring beautiful blue siding and a spacious kitchen with stainless steel appliances, butcher block countertops, and a large island that makes it feel like home. Modern Flooring: New luxury vinyl flooring throughout adds a modern touch to this inviting space. Comfortable Living: This 2-bedroom home offers comfort and style, ready for its new owner to move in and enjoy. Don't miss this opportunity to own a piece of paradise at Oak Ridge Resort. Schedule your appointment today and savor the rest of the season in your new home!

## PROPERTY DETAILS

Unit Features	Parking Garage	Other Rooms	Appliances Included
<b>SALE</b>	2 Car	Living Room	Range
 <b>BADER-COLLINS ASSOCIATES</b> "THE TEAM YOU CAN TRUST"	Storage Drive	Dining Room	Oven
	<b>Asbury Bader - Collins Associates</b>		
	<b>Berger Realty Inc.</b>	Kitchen	Microwave Oven
	3160 Asbury Avenue, Ocean City	Eat In Kitchen	
	Call: 609-399-0076	Dining Area	
	Florida Room		
	Email to: <a href="mailto:bca@bergerrealty.com">bca@bergerrealty.com</a>		
	<a href="http://www.BADERCOLLINS.com">http://www.BADERCOLLINS.com</a>		
	Cooling	Hot Water	
	Wall Air Conditioning	Electric	



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Community  
Septic