

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
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935 Ocean  
Ocean City, NJ 08226

Asking \$779,000.00



## COMMENTS

Charming Ocean Colony Condo in Prime Beach and Boardwalk Location! Nestled in the heart of Ocean City, this bright and inviting southside condo offers an unbeatable combination of comfort and convenience. Originally a 2-bedroom unit, it has been converted into a spacious 3-bedroom, 2-bathroom (condo fees and property taxes are still based on the 2-bedroom configuration). Located on the second floor, this unit boasts an expansive private patio that seamlessly connects to the sports deck — the perfect spot for endless outdoor fun. Inside, the open living space flows effortlessly onto the patio, while two of the bedrooms also enjoy direct access to this outdoor retreat. The condo features a host of upgrades, including tile flooring, a renovated kitchen with recessed lighting, and bathrooms. The unit comes with a designated parking spot under the building and an additional storage locker for your convenience. Residents of Ocean Colony enjoy access to top-tier amenities, including a heated pool, fitness center, sauna, game room, and community room, along with restrooms, and elevators for added ease. The sports deck is packed with activities, including a barbecue area, shuffleboard, basketball, and pickleball courts. Sold fully furnished (minus a few personal items and select artwork), with an inventory/exclusions list available. This condo offers the perfect opportunity to live in the heart of Ocean City, close to all the action and resort-style amenities!

## PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Wall To Wall Carpet	1 Car	Eat In Kitchen	Oven
	Assigned Parking	Laundry/Utility Room	Microwave Oven
	Ask for Adelaide Wisla	Club Room	Refrigerator
	Berger Realty Inc	Storage Space	Washer
	1330 Bay Avenue, Ocean City		
	Call: 609-391-1330		
	Email to: ahm@bergerrealty.com		



Other (See Remarks)

Heating  
Electric  
Forced Air  
Multi-Zoned

Cooling  
Central Air  
Ceiling Fan  
Multi Zoned



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Water  
City

Sewer  
City