



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

Unit Features	Parking/Garage	Other Rooms	Appliances Included
Wall To Wall Carpet	1 Car	Eat In Kitchen	Oven
	Assigned Parking	Laundry/Utility Room	Microwave Oven
		Washer Room	Refrigerator
		Storage Space	Washer
<p>Ask for Adelaide Weber                  Berger Realty Inc                  1330 Bay Avenue, Ocean City                  Call: 609-391-1330                  Email to: ahm@bergerrealty.com</p>			
	Heating	Cooling	
	Electric	Central Air	
	Forced Air	Ceiling Fan	
	Multi-Zoned	Multi Zoned	



Other (See Remarks)

Water  
 City

Sewer  
 City