



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 🖾 oc17@BergerRealty.com



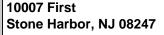


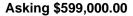














## COMMENTS

This Stone Harbor gem is truly special! Approximately 300 feet to the beach, 4 blocks to 96th Street and 3 blocks to a new playground, tennis courts, and basketball court makes the location second to none. A perfect walk/bike everywhere location, with private off-street parking. Located on the 2nd floor in the 3 unit back building. No other units above or directly adjacent and open year-round. New HVAC installed in 2024. Features include a separate kitchen with full-size appliances, plenty of cabinet space and granite counter tops. The open and bright living area is creatively designed with a custom couch and built in cabinetry, plus 2 closets, to maximize storage. Also, a queen size murphy bed and fold down table allows for a totally convertible space. Large private storage closet is located at the bottom of the stairs for all your beach gear and bicycles, including a stackable washer/dryer. The exterior area has an outdoor shower, grill, as well as a large patio with table and chairs. Property use is mostly owner, family, and friends. Well maintained, with low HOA fees and taxes. Pets allowed. Call today for a private showing! **PROPERTY DETAILS** 

UnitFeatures Hardwood Floors **Cathedral Ceiling**  ParkingGarage Assigned Parking

OtherRooms Living Room Kitchen Storage Space

Ask for Colin Halliday Berger Realty Inc Email to: ceh@b@rgjergeFahty.com



1 Car

Heating GaSAliteA9-391-0500 mtral Air

Self-Clean Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Smoke/Fire Detector

AppliancesIncluded

