

# Berger Realty

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Berger Realty, Inc.  
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507 B Ninth  
Ocean City, NJ 08226

Asking \$619,900.00



## COMMENTS

Charming 3-Bedroom 2-Full Bath Condo in the Heart of Ocean City, NJ. This turnkey home, located at 507 B 9th Street, second floor, offers the perfect blend of comfort, convenience, and affordability. Spanning the entire second floor, this home is situated just one short block from Asbury Avenue, Ocean City's main shopping district, residents have easy access to a variety of boutiques, galleries, coffee shops, restaurants and specialty stores. The proximity to Asbury Avenue enhances the appeal of this property, offering a vibrant and convenient lifestyle. Additionally, the pristine beaches and World Famous Ocean City Boardwalk are just three blocks away, allowing for effortless enjoyment of Ocean City's renowned shoreline and attractions. The home has recently been updated with new windows, enhancing energy efficiency and providing abundant natural light throughout the day. With windows on all exterior walls facing south, east, and north, the space is bright and airy, offering sweeping views of the surrounding neighborhood. New HVAC (2024) and new sewer line along with updated exterior and roofing systems provide piece of mind. New appliances 2023. This property stands as one of the most affordable three-bedroom, two-bathroom homes on the island, making it an exceptional value in today's market. The homeowner association (HOA) maintains shared insurance, and notably, there is no designated monthly fee, contributing to the property's affordability. Annual Common Insurance is \$1,531 for this home. Annual Common Flood Insurance is \$915 for this home. This home and HOA are pet-friendly, welcoming your furry companions to enjoy the space and nearby parks. Experience Ocean City Living, 507 9th Street offers a unique opportunity to own a an unbeatable price. With its strategic location, recent enhancements, and enhancements this home is ready to welcome its new owners.



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