



1202 Ocean Ave 2nd Fl  
 Ocean City, NJ 08226

Asking \$1,599,000.00



### COMMENTS

Rare Corner! This 2nd floor 4BR/3BA beach block condo with ocean views has been completely redone. Hardwood floors, new LVF and upgraded trim in bedrooms, new tile backsplash, freshly painted interior, foyer, and garage, new custom barn doors, new smart thermostat & AC condenser, all new recessed LED interior lighting, new exterior led lighting, new furniture, new ceiling fans, all new switches and outlets, new bathroom fans and lighting, granite countertops, stainless steel appliances, cathedral ceilings. Large floored attic, outside shower room, attached garage, off-street parking, exclusive rooftop deck and large wrap around front deck with ocean views. The list goes on! Steps to beach, boardwalk and downtown. Used mostly as second home. Tremendous rental potential. Great property! Great location! This is a must see!

### PROPERTY DETAILS

Exterior Vinyl	ParkingGarage Attached Garage Auto Door Opener One Car	OtherRooms Dining Area Eat In Kitchen Great Room Laundry/Utility Room	InteriorFeatures Cathedral Ceiling(s) Hardwood Floors Kitchen Center Island Master Bath
Heating Gas-Natural	Cooling Ceiling Fan(s) Central	HotWater Gas	Water Public Water



Ask for Tom Melchionni  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: tom@bergerrealty.com

