



840 Ocean  
Ocean City, NJ 08226

Asking \$164,900.00



SJSRMLS

### COMMENTS

True private bedroom separate from living area. Sifting Sands condos, conveniently located on the corner of 9th Street and Ocean Avenue just one short block from the famous Ocean City boardwalk. This 1BR/1BA condo is complete with a galley kitchen with full size refrigerator. Sold fully furnished. Large heated pool! Condo fees include water, sewer, flood insurance, hazard insurance, hot water, cable TV, Wi-Fi, trash service and common area maintenance. Sifting Sands offers an onsite rental program with daily maid service and heated pool. All owners must participate in the onsite Sifting Sands rental program (no outside rentals permitted). This unit is not in the rental program as it was grandfathered in many years ago and was not required at that time. Future buyer will be required to participate in the onsite rental program. Owner usage during the rental season of approximately mid-April through mid-October is limited to 14 nights. This property requires a Cash purchase. Please see Agent remarks.

### PROPERTY DETAILS

Exterior Masonry/Block	ParkingGarage None	OtherRooms Dining Area	Heating Electric
Cooling Wall Units	Water Public Water	Sewer Public Sewer	



Ask for Brian Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: bk@bergerrealty.com

