



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300 info@bergerrealty.com



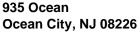


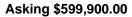














## COMMENTS

\"Exceptional\" and \"Rare\" best describes this Ocean Colony 1BR, 1BA. Extraordinary 6th floor pool-front, south-side location with direct ocean views. Ocean views at Ocean Colony can only be had from floors 5-7. Pool-front units are very, very rare. Extra bonus this Unit comes with TWO DEEDED PARKING SPACES (#\'s 133 & 158)! Pristine, remodeled unit with LVP flooring is being offered fully furnished and equipped, minus two living room chairs and two lamps and a few personal items, sellers will replace both. Ocean Colony features an adult & baby pool, a 22,000 sq.ft. pool deck, poolside cabanas, a sports court, security, 4 elevators, fitness room, game room, community room, storage locker and gorgeous lobby. Please see Agent remarks.

**PROPERTY DETAILS** 

Exterior Concrete Masonry/Block

ParkingGarage None

Dining Area Laundry/Utility Room

OtherRooms

Heating Electric Forced Air

Cooling Central HotWater Electric Water Public Water Sewer Public Sewer



Ask for Joan S. Spencer Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: jss@bergerrealty.com

