



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



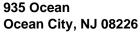
















## COMMENTS

Here is your opportunity to purchase in Ocean Colony, Ocean Cityl's premier boardwalk-front building. This unit #528 offers partial views of the ocean and fabulous 9th Street bridge views as well. This condo was magically transformed from a 1BR/1BA unit to a 1BR plus private den with closet plus a half bath was also added (1.5BA total) making this a very desirable and unique condo. Expanded and renovated kitchen with pantry includes 42 inch cabinets, ceramic tiled back-splash, full size appliances, (including washer & dryer). Crown molding and beautiful shadow boxing trim throughout. His and her closets in bedroom. Renovated bath with tiled tub surround. Newer LVP flooring and water heater along with all new glass panels on the sliding glass doors. This immaculate unit was never rented and it shows. Includes covered parking space #198 and storage locker #106. Condo fees remain the same as a traditional 1BR unit. Ocean Colony offers resort style amenities including heated pool, fitness center, sauna room, game room, basketball court, shuffle board, pickleball court, barbecue area and community room. Includes all furnishing and appliances.

PROPERTY DETAILS			
Exterior	ParkingGarage	OtherRooms	Heating
Concrete	None	Dining Area	Electric
Masonry/Block		Laundry/Utility Room	Forced Air
Cooling	HotWater	Water	Sewer
	Electric	Public Water	Public Sewer
CONTRACTOR OF	Ask for Sheilah Baran		
	Berger Realty Inc		
0	1330 Bay Avenue, Ocean City		
	Call: 609-391-1330		
	Email to: sdb@t	SALCE IS	
		-	