

# Berger Realty

Since 1928



Berger Realty, Inc.  
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935 Ocean  
Ocean City, NJ 08226

Asking \$549,900.00



SJSRMLS

## COMMENTS

Here is your opportunity to purchase in Ocean Colony, Ocean City'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 |



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