

# Berger Realty

Since 1928



Berger Realty, Inc.  
 3160 Asbury Avenue  
 Ocean City, NJ 08226  
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719 11th  
 Ocean City, NJ 08226

Asking \$368,999.00



### COMMENTS

Fantastic Opportunity to own a piece of the Historic Flanders Hotel on the Beautiful Ocean City Boardwalk. This Condo is in pristine condition for your enjoyment and relaxation. Enjoy the sparkling Ocean views from all 3 windows ! The unit includes new flooring, an updated kitchen with granite counter and beautiful bath. The unit comes fully furnished with all appliances. Condo fees include water, sewer, flood & building insurance, cable TV, phone, Wi-Fi and common area maintenance. Enjoy all of the amenities that the Flanders and the Boardwalk have to offer while having the opportunity to participate in the Flanders well managed Rental Program to get a great return on your investment. The Flanders Rental Program of this Condotel is run with all of the luxury of a full service Hotel with a first class Reservations department, Front Desk, daily maid and linen service and concierge service. Enjoy the outside heated pool, fitness facility and library. Emily's restaurant is conveniently located on-site as well as Banquet facilities and gift shop. All rentals must go through the Flanders on-site rental program, no outside rentals are permitted. Year-round residency is not permitted at The Flanders. City Ordinance restricts owner usage to 200 nights per year. If participating in the rental program, owner usage from mid-June through Labor Day is limited to 14 nights plus an additional 186 nights throughout the remainder of the year. If not renting owners can stay any 200 nights per year. Whether you are interested in rental income or a unique 2nd Home with the luxury of a first class Hotel this unit offers a great opportunity in a wonderful resort.

### PROPERTY DETAILS

|                    |                                |       |             |            |
|--------------------|--------------------------------|-------|-------------|------------|
| Parking            | Garage                         | Other | Rooms       | Heating    |
| No                 | Ask for Dawn Warren            | None  | Dining Area | Electric   |
|                    | Berger Realty Inc              |       |             | Forced Air |
| Hot Water          | 3160 Asbury Avenue, Ocean City | Water |             |            |
| Call: 609-399-0076 |                                | Well  |             |            |
| Electric           | Email to: dew@bergerrealty.com |       |             |            |

