

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
[info@bergerrealty.com](mailto:info@bergerrealty.com)



**3600 Waterview**  
**Ocean City, NJ 08226**

**Asking \$1,349,000.00**



#### COMMENTS

Bayfront Living at Its Finest! Experience easy and maintenance-free living in this stunning end-unit luxury townhome. Featuring 4 bedrooms, 3.5 baths, and over 2,500 sq. ft. of bright, airy living space, this home offers breathtaking bay views from three large decks, perfect for relaxing and entertaining. Recently renovated, this townhome boasts brand-new luxury flooring throughout, a completely new kitchen with new cabinets, stainless steel appliances, a tile backsplash, granite countertops, and a freshly painted interior and two new AC units. The sprawling master bedroom includes a walk-in shower, two double-door closets, and a private balcony/deck with beautiful bay views. The condo association has just built a brand-new floating dock system, including a 30 ft. boat slip and a new bulkhead. Additional features include new cedar impression vinyl siding, vinyl railings, new concrete, and a freshly paved street. The seller may sell the property furnished, excluding personal items, which can be negotiated separately. The condo fee includes fire & liability and flood insurances, all exterior maintenance of the units, and maintenance of the floating docks and boat slip #5. The unit has its own separate city water and sewer meter. Easy to show with notice.

#### PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	Heating
Cedar	One Car	Laundry/Utility Room	Electric
Vinyl			Forced Air
			Gas-Natural
Cooling	Home for John McElroy	Winey	Sewer
Central	Berger Realty Inc	Public Water	Public Sewer
Multi-Zoned			

1330 Bay Avenue, Ocean City  
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Email to: [jjm@bergerrealty.com](mailto:jjm@bergerrealty.com)

