Berger Realty
Since 1920

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

REALTOR

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

**Asking $1,299,900.00**

## COMMENTS

Bayfront living at its finest! easy and maintenance free living. This stunning end-unit luxury townhome features 4 bedrooms, 3.5 baths, and over 2500 sq. ft. of bright, airy living space. Enjoy breathtaking bay views from three large decks, one on each floor, perfect for relaxing and entertaining. Recently renovated, this home boasts brand new luxury flooring throughout, a completely new kitchen with new cabinets, stainless steel appliances, tile backsplash, granite countertops, and freshly painted interior. The sprawling master bedroom includes 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 to include 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. easy to show. Condo fee should be reduced in the next 12 months. Current fee includes all homeowners and flood insurance, water & sewer, all exterior maintenance, boat slip #5 and marina.

## PROPERTY DETAILS

| | | | |
|---|---|---|---|
| Exterior | ParkingGarage | OtherRooms | Heating |
| Cedar | One Car | Laundry/Utility Room | Electric |
| Vinyl | | | Forced Air |
| | | | Gas-Natural |
| HotWater | | Water | Sewer |
| Electric | | Public Water | Public Sewer |

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