

Berger Realty

Since 1928



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**3600 Waterview
Ocean City, NJ 08226**

Asking \$1,199,900.00



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

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

