



**213 Victoria**  
**Ocean City, NJ 08226**

**Asking \$759,900.00**



**COMMENTS**

Welcome to the **LOWEST PRICED** single family home in Ocean City! This beautiful home offers the perfect blend of comfort, style, and security. With its well-elevated position, no flooding issues (survived Hurricane Sandy unscathed), and an array of desirable features, this property is a rare gem. Here's why you'll fall in love: Key Features: 1. Prime Location: Nestled in a quiet neighborhood, this home is minutes away from pristine beaches, the award-winning boardwalk, and a wide range of attractions. Enjoy the best of coastal living while still being close to all the action. 2. Three Bedrooms: With three bedrooms, this home provides ample space for family and guests. Each room is flooded with natural light, creating a warm and inviting atmosphere. 3. Huge Yard: Step outside and discover the sprawling yard that surrounds this property. Perfect for outdoor entertaining, gardening, or simply relaxing in the fresh ocean breeze, this yard is a blank canvas for your outdoor dreams. 4. Newer Three-Season Room: A recent addition to the home, the three-season room is a haven for relaxation. Whether you're sipping morning coffee or hosting sunset gatherings, this versatile space allows you to enjoy the outdoors year-round. 5. Elevated and Secure: Rest easy knowing this home is elevated and has a proven track record of withstanding coastal storms, including the notorious Hurricane Sandy. 6. Ocean City Charm: Experience the unique charm of Ocean City, where every day feels like a vacation. Explore local shops, dine in renowned restaurants, and soak in the vibrant beach culture that defines this coastal paradise. Don't miss your chance to live your dream in Ocean City. Contact us today to schedule a viewing and make this exceptional home yours! Seller is a licensed NJ Realtor and is willing to offer concessions to the buyer.

**PROPERTY DETAILS**

|                          |                     |                     |                      |
|--------------------------|---------------------|---------------------|----------------------|
| Exterior                 | OutsideFeatures     | ParkingGarage       | OtherRooms           |
| Vinyl                    | Deck                | None                | Eat In Kitchen       |
|                          | Porch               |                     | Florida Room         |
|                          | Porch Enclosed      |                     | Laundry/Utility Room |
|                          | Shed                |                     | Pantry               |
|                          | Enclosed            | Outside             |                      |
|                          | Shower              |                     |                      |
| InteriorFeatures         | AppliancesIncluded  | AlsoIncluded        | Heating              |
| Carbon Monoxide Detector | Dishwasher Disposal | Partially Furnished | Baseboard            |
| Skylight(s)              | Dryer               |                     | Gas-Natural          |
| Smoke/Fire Alarm         | Gas Stove           |                     | Hot Water            |
|                          | Microwave           |                     |                      |

# Berger Realty

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|                |                    |        |              |
|----------------|--------------------|--------|--------------|
| Cooling        | Refrigerator       | Water  | Sewer        |
| Ceiling Fan(s) | Self Cleaning Oven | Public | Public Sewer |
| Electric       | Washer             |        |              |
| Multi-Zoned    | HotWater           |        |              |
| Wall Units     | Tankless-gas       |        |              |



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