



873 4th - 1st Floor  
Ocean City, NJ 08226

Asking \$1,299,000.00



### COMMENTS

NEW PRICE - Ready to Sell - Your Opportunity to Buy a 1st floor, one owner, meticulously maintained condo in a primo location! Very close to the Beach & Boardwalk. With 4 bedrooms & 3 full bathrooms, this home is ideal for a large family to use exclusively or why not offset your personal use with a fantastic income opportunity. This condo would be an incredible summer rental for those weeks when you can't make it to your shore house! PLEASE NOTE: 2024 New Tankless hot water heater, 2023 New A/C Unit, 2021 New Roof, Private Outdoor Enclosed Shower, Private Garage, 2 Add'l off-street parking spots in the rear alley, Large rear deck with a glimpse of the Ocean!

### PROPERTY DETAILS

|                       |                           |  |   |
|-----------------------|---------------------------|--|---|
| Exterior<br>Vinyl     | ParkingGarage<br>One Car  | OtherRooms<br>Dining Area<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room<br>Pantry<br>Recreation/Family | InteriorFeatures<br>Hardwood Floors<br>Kitchen Center Island<br>Pets Allowed<br>Wall to Wall Carpet |
| Heating<br>Forced Air | Cooling<br>Central<br>Gas | HotWater<br>Tankless-gas   | Water<br>Public Water   |



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