

# Berger Realty

Since 1928



Berger Realty, Inc.  
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935 Ocean  
Ocean City, NJ 08226

Asking \$619,900.00



## COMMENTS

NOW AVAILABLE FOR SHOWINGS! Rare Ocean Colony TOP (7TH) FLOOR UNIT WITH OCEAN TO BAY VIEWS! This property was fully renovated and remodeled with Granite Counters, Carpet & Tile Floors, Fully Remodeled Bath! This Property was converted with meticulous planning from one bedroom to two, with a larger second bedroom/den area than most other units. Dining area is uniquely situated for perfect cocktail hour, meal time or game time views! At night, see the lights of Atlantic City! Parking space is Under Roof and close to elevators. Beach locker. Sold fully furnished less personal items. Huge community pool, baby pool, game room, community room, fitness center, sports deck, gas grills onsite. Ocean Colony is located just steps from Ocean City's famous Beach and Boardwalk, and short walk to the beautiful Downtown shopping area! These units are in short supply -- especially TOP FLOOR! Call today to set an appointment BEFORE IT'S GONE!!

## PROPERTY DETAILS

| Exterior      | ParkingGarage | OtherRooms              | InteriorFeatures    |
|---------------|---------------|-------------------------|---------------------|
| Concrete      | One Car       | Dining Area             | Bar                 |
| Masonry/Block | See Remarks   | Eat In Kitchen          | Wall to Wall Carpet |
|               |               | Great Room              |                     |
|               |               | Laundry/Utility Room    |                     |
|               |               | Primary BR on 1st floor |                     |



Cooling  
Ask for Dawn Walcott  
Electric  
Berger Realty Inc  
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Call: 609-399-0076  
Email to: dew@bergerrealty.com

HotWater  
Electric

Water  
Public Water

