



**1717 Asbury**  
**Ocean City, NJ 08226**

**Asking \$1,195,000.00**



### COMMENTS

Welcome to 1717 Asbury Avenue! This first floor condo is situated on an oversized 45' x 100' foot lot and features 4 bedrooms, 2 baths, and a wrap around front deck. You enter into the great room featuring a large living room, dining area with nice table, and kitchen with quartz countertops. Going toward the back of the property you find the bedrooms, bathrooms, and a laundry area at the end of the hallway. Exterior features a clean garage with owner's closet, enclosed outside shower, and front & rear decks. Upgrades during the seller's ownership include great room wood flooring, front porch awnings (2016), vinyl railings (2017), landscaping sprinklers (2019), dryer (2020), new roof (2021), refrigerator (2021), and new HVAC system (2022). Property is sold mostly furnished, less exclusions. Call for your tour today!

### PROPERTY DETAILS

Exterior Vinyl	ParkingGarage One Car	OtherRooms Dining Area Great Room	InteriorFeatures Fireplace(s) Hardwood Floors Kitchen Center Island Master Bath
Heating Forced Air Gas Natural	Cooling Ceiling Fan(s) Central	HotWater Gas	Water Public Water



Ask for Christopher Malinowski  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [cma@bergerrealty.com](mailto:cma@bergerrealty.com)

