

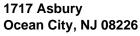


Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



info@bergerrealty.com





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 ownerl'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	ParkingGarage	OtherRooms	InteriorFeatures
Vinyl	One Car	Dining Area	Fireplace(s)
		Great Room	Hardwood Floors
			Kitchen Center Island
			Master Bath

HotWater Water Heating Cooling Ceiling Fan(s) Forced Air Gas **Public Water** Gas-Natural Central

Ask for Wendy Brown Sewer **Public Sewer** Berger Realty Inc

> 109 E 55th St., Ocean City Call: 609-399-4211

Email to: wmb@bergerrealty.com

