



Berger Realty, Inc.
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Ocean City, NJ 08226
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Asking \$339,000.00













## **COMMENTS**

Come relax and enjoy worry free living in this Charming Villa in The Village of Linwood. This 2 bed/ 2 bath unit has a very spacious living area with soaring ceilings gas fp, slider to private patio w storage closet perfect for outdoor entertaining & flower & herb potting enthusiast! There is a nice dining area that opens to the gally kitchen which has plenty of counter space and cabinets There is a master bedroom with private bath walk-in closet and your own private patio. The second bedroom or office also has a walk-in closet. There is a very nice full hallway bath and laundry room. This condo is centrally located near all the best jersey beaches and boardwalks. Easy drive to AC nightlife or Philly shows located near the famous bike path, country clubs, restaurants and shopping HOA covers all the essentials cable, water, sewer, and all the amenities pool, tennis, shuffleboard, clubhouse, Villas are hard to come by here, no one above or below you! This unit is leased out until Sept 2026. The tenants are great and would like to possibly stay on after lease is up. So, whether you\'re looking for an investment or just planning ahead for your snowbird years this could be the perfect fit!

## **PROPERTY DETAILS**

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Wood	None	Dining Area	Fireplace(s)
		Laundry/Utility Room	Master Bath
		Primary BR on 1st floo	r Pets Allowed
			Wall to Wall Carpet

Heating Co**Aisi**ly for David Co**IIInis**Vater Forced Air Ce**Bia**lger Realty Inc<sup>Gas</sup>
Gas-Natural

3160 Asbury Avenue, Ocean City

Sewer Call: 609-399-0076

Public Sewer Email to: dac@bergerrealty.com

Water Public Water

