

# Berger Realty

Since 1928



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

Asking \$469,900.00



SJSRMLS

## COMMENTS

Sunny south-side 1BR/1BA condo! This 2nd floor unit opens up to extra large outside balcony area overlooking the sports deck. Many upgrades including hardwood floors, renovated kitchen and bath. Best of all this is one of only few units in the building that includes two deeded parking spaces! Ocean Colony offers resort style amenities including a heated pool, fitness center, sauna, game room, community room, sports deck with barbecue area, shuffleboard, basketball and pickleball courts. Great boardwalk location. Parking spaces #228 (under cover) and #289. Storage locker #101. Seller requires a February 2025 or May 2025 closing date.

## PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Concrete	None	Dining Area	Hardwood Floors
Masonry/Block		Great Room	
		Laundry/Utility Room	
Heating	Cooling	HotWater	Water
Electric	Central	Electric	Public Water
Forced Air			

Sewer



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