



1204 Asbury  
 Ocean City, NJ 08226

Asking \$1,199,000.00



**COMMENTS**

Must see! Fully furnished 3 bedroom 2 bathroom first floor condo located in the heart of downtown Ocean City. Smell the pizza and popcorn from the nearby boardwalk, fall asleep to the crashing sound of waves, or walk to nearby establishments such as Starbucks, Wawa or local cuisines. Having family and friends down for the day? Conveniently park at the parking lot across the street and walk to the nearby guarded beach equipped with a public bathhouse. After dinner, walk 2 blocks to the boardwalk or stay in and enjoy watching fireworks from the comfort of your porch. Updates to the condo include privacy fencing along restaurant side secured & anchored with arch trellises, marble fireplace, shiplap walls, stain glass, ceiling fans, porch lights, and privacy awning, and crown molding in bedrooms. Garage has pressure treated plywood, shelving, privacy glass, and a thermostat that can be operated remotely. Other updates include Wainscot down the hallway and stairs, ADA toilets, updated railings, and dehumidifier. Closed cell spray foam entire ductwork area & under side of crawl space. Some other highlights include: highest point on ocean city (low flood risk), no maintenance yard. Furniture included.

**PROPERTY DETAILS**

Exterior Vinyl	ParkingGarage One Car	InteriorFeatures Fireplace(s) Master Bath	Heating Forced Air
Cooling Central	HotWater Gas	Water Public Water	Sewer Public Sewer

Ask for David Collins  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: dac@bergerrealty.com

