



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



info@bergerrealty.com

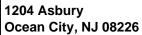














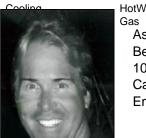


## **COMMENTS**

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 ParkingGarage InteriorFeatures Heating
Vinyl One Car Fireplace(s) Forced Air
Master Bath



HotWater Water
Gas Public Water
Ask for Kevin Halliday
Berger Realty Inc

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

Email to: keh@bergerrealty.com



Sewer

**Public Sewer**