

# Berger Realty

Since 1928



Berger Realty, Inc.  
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901 Ocean Ave  
Ocean City, NJ 08226

Asking \$325,000.00



## COMMENTS

Discover the unmatched convenience of Watson's Regency, Ocean City's premier condo complex featuring the only indoor pool in town. This spacious 3rd-floor suite offers a raised balcony with views of the pool, perfect for relaxing after a day on the nearby beach and boardwalk. Inside, you'll find a bright living room with a queen sofa bed, a full kitchen upgraded with granite countertops, a dining area, and a separate bedroom with a queen bed for added privacy. The recently remodeled bathroom bolsters tile flooring, granite countertops and a new bathtub. For peace of mind a new HVAC system was recently added to this unit. Take advantage of hassle-free ownership: the on-site front desk rents out your suite nightly, with daily housekeeping provided for your guests. Condo fees cover cable TV, WiFi, basic phone service, water, sewer, flood insurance, hazard insurance, and common area maintenance—ensuring peace of mind and steady income potential. Watson's Regency boasts one of the island's top rental addresses, making this an excellent choice for those seeking year-round availability with high investment income. Enjoy private covered parking, consistent rental income history, and seamless management. All owners must participate in the on-site rental program. Don't miss this rare opportunity to own a piece of Ocean City's most sought-after condo destination!

## PROPERTY DETAILS

ParkingGarage  
See Remarks

OtherRooms  
Dining Room  
Primary BR on 1st floor

InteriorFeatures  
Elevator

Heating  
Electric  
Forced Air  
Heat Pump

Ask for J.K. Hepner, III  
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