



3303 Asbury Ave  
 Ocean City, NJ 08226

Asking \$699,000.00



### COMMENTS

3303 Asbury Ave. A Great Location In Ocean City. 1200 Square Foot 2nd Floor Condo. Very quiet - No Units Above Or Below. No condo fee. Ocean view from corner of the condo. Sunny corner condo. See video tour in the Fact and Features section. Kitchen renovated in March 2022 with new cabinets, granite counter top, new sink and faucet. New Central Air Conditioning installed October 2022 with UV air scrubbers. It heats and cools. New full-size washer and dryer September 2023. Outdoor shower 2019. 70" Ultra High Definition Roku Smart TV in great room. Beach equipment provided (Umbrella with sand anchor, body boards, chairs and beach wagon). Easy Walk To Beach (2 minute). One Block From Tennis Courts And Playground (see Map in Photo section). Trolley to boardwalk stops only half a block away. Guest Bath renovated in 2019. Private Master Bath. Separate Private Entrance To Master Bedroom. Sun Room. Dishwasher. Full Washer And Dryer. Smart TV's In Every Room (Great Room TV has HD Cable). 3 DVD Players. Outdoor Shower renovated in 2019. Hardwood floors refinished with new area rugs throughout.

### PROPERTY DETAILS

Exterior Vinyl	ParkingGarage None	OtherRooms Dining Area Eat In Kitchen Recreation/Family	InteriorFeatures Hardwood Floors
Cooling Central Air	HotWater Gas	Water Public Water	



Ask for Margarita Koblianets  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: mak@bergerrealty.com

