

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
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529 Bay  
Somers Point, NJ 08244

Asking \$399,000.00



## COMMENTS

OPEN HOUSE on Saturday February 15, 2025 11 AM - 2 PM. Exceptional Bay Avenue Location. Second floor unit with balcony and private entrance. Across from Marina with water views. Just minutes to Longport, Margate, Ventnor and Atlantic City to the North and Ocean City to the South. Walking distance to Restaurants, the Somers Point Beach and music festivals. Nicely decorated corner unit with nautical theme. Two Bedrooms, large bathroom and lots of storage. Unit has been renovated with recessed lighting, new ceiling fans, whitewashed oak steps and railing. New Windows. Upgraded trim throughout. Laminate flooring in living areas, ceramic in kitchen and Berber carpet in the bedrooms. Updated kitchen with quartz countertops. Furnishings are negotiable. Boutique condo association with only 37 units. Reasonable condo fee includes heat, hot and cold water, sewer, landscaping, snow removal, trash, and a shared barbecue patio area. Parking for one car in rear lot, first come first served. Additional parking available on the street. Must own unit for two years before renting. Yearly rentals only. Pets are not permitted. Sale contingent upon Seller finding replacement housing. Seller is actively looking for replacement property.

## PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	Heating
Brick	None	Dining Area	Baseboard
Vinyl			Gas-Natural
Wood Shingle			Hot Water
			See Remarks



Ask for Adelaide Misal  
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