



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



Asking \$1,350,000.00

info@bergerrealty.com

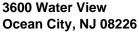














COMMENTS

Bay Front Town Home, spacious 4 BR, 3 1/2 Bath. Includes brand new floating dock 30\' Boat Slip w/ brand new bulkhead with water & electric. Exterior of the entire 11 unit community has been renovated with maintenance free materials, cedar impressions siding, vinyl railings, composite decks, newer roof. Lots of open space with open bay access and beautiful views. Brand new concrete driveway and sidewalks. Large 1st floor bedroom or family room with full bath & deck accessing courtyard and bayfront amenities. The interior has been extensively renovated, kitchen, new SS appliances, Glass tile backsplash, flooring, new heat & air, freshly painted. Private Decks off of all 3 floors. HOA Fee covers all insurances, exterior maintenance, management, dock electric & water, trash removal, & irrigation. This is the Bay Front home you have been waiting for at a very reasonable price. Move in by Summer 2025 & bring your boat.

PROPERTY DETAILS Exterior ParkingGarage OtherRooms InteriorFeatures Attached Garage Den/TV Room Vinyl Cathedral Ceiling(s) Auto Door Opener Dining Area Fireplace(s) One Car Eat In Kitchen Fover

> Kitchen Center Island Great Room Laundry/Utility Room Master Bath Pantry Pets Allowed Primary BR on 1st floor Wall to Wall Carpet

Storage Attic

Ask for James Monteleone CoBieger Realty IncHotWater Ceiling Fan St., Ocean City Electral: 609-399-4211

Multiramileto: jfm@bergerrealty.com



