

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
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**3600 Water View  
Ocean City, NJ 08226**

**Asking \$1,350,000.00**



## 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	Parking/Garage	Other Rooms	Interior Features
Vinyl	Attached Garage	Den/TV Room	Cathedral Ceiling(s)
	Auto Door Opener	Dining Area	Fireplace(s)
	One Car	Eat In Kitchen	Foyer
		Great Room	Kitchen Center Island
		Laundry/Utility Room	Master Bath
		Pantry	Pets Allowed
		Primary BR on 1st floor	Wall to Wall Carpet
		Storage Attic	



Ask for James Monteleone  
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Water

