



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



Ask for Lori McCloskey  
Berger Realty Inc.  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email: lam@bergerrealty.com



Copling  
Ceiling Fans  
Central Electric  
HotWater  
Electric  
Water