

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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5307 Atlantic Ave  
Ventnor, NJ 08406

Asking \$565,000.00



### COMMENTS

Modern Oceanview Condo Steps To The Beach and Boardwalk Perched on the corner of Atlantic Ave and S Victoria Ave, this boutique condo building—originally a historic bank—offers a rare blend of charm and contemporary living. Renovated in 2005 into just eight exclusive units, Unit E is a move-in-ready, 786-square-foot gem on the top floor. With 2 bedrooms, 2 bathrooms, and stunning ocean views, this pet-friendly condo is perfect as a summer escape or year-round residence. Step inside to find a bright, open-concept living and dining area, where expansive windows frame captivating ocean views. Ceramic tile flows throughout, complementing a sleek kitchen equipped with granite countertops and newer appliances: a gas range (2022), dishwasher (2022), and a brand-new refrigerator (February 2025). The master bedroom invites you to unwind—open the windows and drift off to the sound of crashing waves. Both bathrooms shine with new toilets, vanities, mirrors, and lighting fixtures, all updated in 2022. This unit has been meticulously upgraded for modern comfort: a new gas stackable washer/dryer (2022), all-new ceiling lighting fixtures (2022), and efficient systems including an AC, gas furnace, and hot water tank, all replaced in 2019. The building itself boasts a new roof (2024), ensuring peace of mind. One on-site parking space and ground-level storage for bikes and beach gear add practicality to this coastal retreat. Located in the trendy North Beach area, you're just one block from the sand and a short walk to restaurants, shopping, and local hotspots. Secure entry and a welcoming vibe make this condo a standout. Don't miss your chance to own this updated oceanview haven at 5307 Atlantic Avenue, Unit E—schedule your tour today!

### PROPERTY DETAILS

|            |                                |                |                   |
|------------|--------------------------------|----------------|-------------------|
| Asking For | Matthew Bader                  | Other Rooms    | Interior Features |
| None       | Berger Realty Inc.             | Dining Area    | Master Bath       |
|            | 3160 Asbury Avenue, Ocean City | Eat In Kitchen | Pets Allowed      |
| Call:      | 609-399-0076                   | Hot Water      |                   |
| Listing:   | mhb@bergerrealty.com           |                |                   |
| Central:   | http://www.BADERCOLLINS.com    |                |                   |
| Electric:  |                                |                |                   |



Public Sewer

