

Berger Realty

Since 1928



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

info@bergerrealty.com



1500 Central
Ocean City, NJ 08226

Asking \$1,699,900.00



COMMENTS

Pride of ownership shows throughout in this immaculate condo with real hardwood floors, built in cabinets in the dining area, upgraded trim package throughout including crown molding & wainscoting! Custom 1st floor Corner property desirably situated steps to beach, boardwalk and downtown. Lots of room for entertaining and 5 spacious bedrooms, 3 full baths, open floor plan with eat-in kitchen w/ large center island, full dining area, living room with fireplace. Over 1900 square feet of luxury! Oversized 50 x 100 corner lot. Private first floor entrance-way foyer/mudroom, storage closet and oversized private garage w/ huge additional storage area for all your beach toys and bikes. Incredible rental income property as well with over 99K in 2024 and booking up quickly for 2025. Seller Property Disclosure and 2025 rentals in Associated Docs. Low flood insurance, 1st floor share is \$737.00. Master Building policy 1st floor share is \$2,304.00.

PROPERTY DETAILS

Exterior Vinyl	ParkingGarage One Car	OtherRooms Dining Area Eat In Kitchen Great Room Laundry/Utility Room	InteriorFeatures Fireplace(s) Hardwood Floors Kitchen Center Island Master Bath Pets Allowed
-------------------	--------------------------	---	---



Cooling
Central Air
Multi-Zoned
Water
Public Water
Sewer
Public Sewer
Ask for Brian Kolmer
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: bk@bergerrealty.com

