



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

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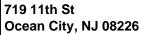


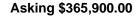














COMMENTS

Great Condo Right on the Boardwalk! Unit next door also for sale and can be purchased together. Updated and furnished unit with room for 5 to sleep! Sofa and armchair have sleeper beds. The unit can either be rented out with great cash flow or you can utilize it as a owner occupant. Management company takes care of everything so you don\'t have to do a thing. Heated pool, fitness center and an onsite salon and shop. Direct access to the boardwalk and beach. Additional storage for all your beach equipment and bikes. All rentals must go through the Flanders on-site rental program, no outside rentals permitted. Year-round residency is not permitted at The Flanders. City Ordinance restricts owner usage to 200 nights per year. If participating in the rental program, owner usage from mid-June through Labor Day is limited to 14 nights plus an additional 186 nights throughout the remainder of the year. If not renting owners can stay any 200 nights per year.

		PROPERTY	DETAILS

Exterior	ParkingGarage	InteriorFeatures	Heating
Brick	None	Wall to Wall Carpet	Electric
Masonry/Block			Forced Air

Cooling HotWater Water Sewer
Central Electric Public Water Public Sewer



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