



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



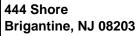
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## **COMMENTS**

Rare Waterfront Opportunity - First Floor Pet Friendly Condo with Deep Water Boat Slip! Move in before summer and enjoy coastal living at its finest! This freshly updated 2-bedroom, first-floor condo comes with a highly sought-after deep-water boat slip—ideal for a 30-foot boat, with room to expand. Nestled in a protected bay, it offers breathtaking sunset views from your living room and cool bay breezes while you grill or relax outdoors. Inside, you'll find new flooring, fresh paint, spacious bedrooms, in-unit laundry, and a cozy fireplace perfect for those breezy summer nights. Located just a short drive to beautiful beaches, dining, shopping, and local attractions, this property offers the perfect blend of convenience and tranquility. Low condo fees and maintenance-free living make this a smart investment—whether you\'re looking for a full-time residence, weekend retreat, or rental opportunity. Don\'t miss your chance to own this turnkey waterfront gem before summer! \*\*Showings begin with our first look open house Saturday, April 26th from 11am - 1 pm!\*\*

		PROPERT	Υ	DE1	ΓAILS
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Exterior	ParkingGarage	OtherRooms	InteriorFeatures						
Wood Shingle	None	Eat In Kitchen	Fireplace(s)						
		Primary BR on 1st fl	oor Kitchen Center Island						
			Pets Allowed						
			Wall to Wall Carpet						

Cooling HotWater Water Heating Forced Air CeAtsk for Donna M.@asohan **Public Water** Gas-Natural

1330 Bay Avenue, Ocean City Sewer Call: 609-391-1330

**Public Sewer** Email to: dmd@bergerrealty.com

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