

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com

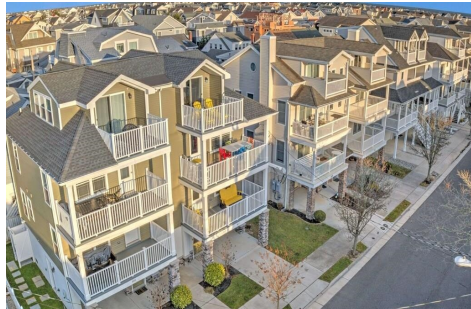


807 3rd, Ocean City, NJ, 08226

Price \$1,550,000.00

### PROPERTY DETAILS

|              |          |
|--------------|----------|
| Total Rooms  | 9        |
| Bedrooms     | 4        |
| Baths Full   | 2        |
| Baths Half   | 0        |
| Year Built   | 2019     |
| Type         | Condo    |
| Block Number | 205      |
| Listing #    | 250644   |
| Taxes        | 81770.00 |



### COMMENTS

**BETTER THAN NEW..\$86,000 + RENTAL Income for 2024!! RARE TOWNHOUSE!! Commercial elevator!! Come check out this beauty! This newer construction townhouse was built in 2018 and has 4 BR and 2 Bathrooms and 3 decks. This gem has a master suite (1 BR and 1 full bathroom) on the top floor with its own mini-split AC/heat unit provides the perfect temperature at all times and h...**

### PROPERTY FEATURES

|              |                   |                      |                     |
|--------------|-------------------|----------------------|---------------------|
| UnitFeatures | ParkingGarage     | OtherRooms           | AppliancesIncluded  |
| Fireplace    | Auto Door Opener  | Living Room          | Range               |
| Elevator     | Garage            | Dining Room          | Oven                |
|              | 2 Car             | Kitchen              | Microwave Oven      |
|              | Concrete Driveway | Laundry/Utility Room | Refrigerator        |
|              |                   |                      | Washer              |
|              |                   |                      | Dryer               |
|              |                   |                      | Dishwasher          |
|              |                   |                      | Disposal            |
|              |                   |                      | Smoke/Fire Detector |
|              |                   |                      | Stainless Steel     |
|              |                   |                      | Appliance           |
| AlsoIncluded | Heating           | Cooling              | HotWater            |
| Curtains     | Gas Natural       | Central Air          | Gas                 |
| Blinds       | Electric          | Multi Zoned          |                     |
| Rugs         | Forced Air        |                      |                     |
| Furniture    | Multi-Zoned       |                      |                     |
| Water        | Sewer             |                      |                     |
| Public       | Public            |                      |                     |

### CONTACT

Ask for Dawn Warren  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-432-4966  
Email to: dew@bergerrealty.com

Scan to see Property page.

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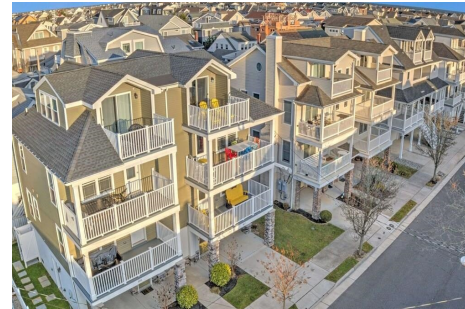


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