

# Berger Realty

Since 1928



Berger Realty, Inc  
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611 2nd  
Ocean City, NJ 08226

Asking \$550,000.00



## COMMENTS

Second Floor Unit in desirable Northend section of Ocean City with its wide streets and central location, you can feel tucked away and close to it all. Unique opportunity to own this 2 bed, 1 full bath condo that sits above its 1+ Car Garage completely detached from the main house. No one above or below! Fully renovated in 2023, this unit features a new stainless appliance package, vinyl flooring, fresh paint, new windows and doors, new heating/cooling system, granite countertops, and new soft-close cabinet doors and drawers. Beautiful tile surround shower in the bathroom. The upgraded features such as the exposed brick in the kitchen, ceiling design, and shiplap walls add to the style and elevate the space. The oversized garage features an additional storage space perfect for beach gear and bikes, shared alley access, and private access into the shared laundry room. The property offers shared laundry with two washers and dryers and 2 outdoor showers. Be the owner of the only unit in this condo conversion to be fully detached from the main house and sit above your own garage. HOA includes water, sewer, common gas and electric, lawn care, landscaping, and common area maintenance. This property has so much to offer and is ready just in time for summer!

## PROPERTY DETAILS

| Unit Features | Parking/Garage | Other Rooms          | Appliances Included |
|---------------|----------------|----------------------|---------------------|
| Mini Split    | Garage         | Living Room          | Range               |
|               | 2 Car          | Kitchen              | Microwave Oven      |
|               |                | Dining Area          | Refrigerator        |
|               |                | Laundry/Utility Room | Dishwasher          |
|               |                | Storage Space        |                     |



Ask for Michael Valters  
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Sewer  
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