



204 35th  
Ocean City, NJ 08226

Asking \$1,495,000.00



### COMMENTS

Beautiful New Construction coming in 2025 built by one of Ocean City's most reputable builders. This large 5-bedroom 3-bath 1st floor condo is only 1,000 feet to desirable mid island beaches in Ocean City, NJ. Located on a spacious corner/alley lot between Haven and West, this popular 34th Street area has everything from shops, playground, basketball, tennis, restaurants, grocery, gas, CVS, and easy access to the island bike path and the Garden State Parkway. The tasteful design of this building offers front and rear decks, a private one car garage with additional off-street parking for one more car, an ELEVATOR, a private enclosed outside shower, and a huge rear deck where you can enjoy beautiful sunset views. Other features include master and junior master suites, gas heat, central air, maintenance free vinyl siding, hardwood flooring, a gas fireplace, tile bathrooms, quartz countertops, tile backsplash, Gourmet GE Monogram Pro Appliances, storage and more. Whole duplex and 2nd floor are also listed for sale.

### PROPERTY DETAILS

Unit Features	Parking/Garage	Other Rooms	Appliances Included
Fireplace	Auto Door Opener	Kitchen	Range
Kitchen Island	Garage	Eat In Kitchen	Oven
Hardwood Floors	2 Car	Dining Area	Self-Clean Oven
Elevator	Attached	Laundry/Utility Room	Microwave Oven
Tile Floors		Great Room	Refrigerator
		Storage Space	Washer
		1st Floor	Master Dryer



Ask for F. Evans Campbell  
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Email to: fec@bergerrealty.com  
Central Air  
Ceiling Fan



Steel