

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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1333 Wesley  
Ocean City, NJ 08226

Asking \$1,497,777.00



## COMMENTS

This 3 Bedroom 2 Bath Top Floor Ocean View Condo has 3 decks including a Private Rooftop Deck (which was recently resurfaced) with views of the Ocean and 14th St Fishing Pier. You only have 1 Street to cross until you are enjoying the Boardwalk, Beach, Surf and Johnson's Popcorn. Gorgeous Cathedrals in your open floor plan living Area. Fireplace, Hardwoods, Stainless Steel, and Brand new Quartz and Subway tile backsplash make this home stand out from the rest. Beautiful Peninsula counter with Barstools that is great for breakfast and happy hour snacks. Private garage. New HVAC and Stairwell 2021. Recent updates include the following: All Windows throughout, New Roof, Quartz Countertops and Hardwood Floors Refinished. Just steps to the Beach. Bonus 1: Great Rental history as the current owners booked over \$90,000 this past year. Bonus 2: Property DOES NOT require flood insurance because it is located outside of flood zone. Bonus 3: Private garage and off street parking. Come see this Beauty today. Property has a lot of Rentals Booked for this year as well, but has left a week in August and September open intentionally. Your share of Master liability is \$2200

## PROPERTY DETAILS

| UnitFeatures    | ParkingGarage     | OtherRooms           | AppliancesIncluded |
|-----------------|-------------------|----------------------|--------------------|
| Fireplace       | Garage            | Living Room          | Range              |
| Hardwood Floors | 3 Car             | Kitchen              | Oven               |
|                 | Concrete Driveway | Dining Area          | Microwave Oven     |
|                 |                   | Pantry               | Refrigerator       |
|                 |                   | Laundry/Utility Room | Washer             |
|                 |                   |                      | Dryer              |
|                 |                   |                      | Dishwasher         |
|                 |                   |                      | Dishwasher         |



Ask for Evelyn "Eve" Schweibinz  
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Heating: Gas  
Cooling: Forced Air  
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