

**1523 Central
Ocean City, NJ 08226**

Asking \$1,449,900.00



COMMENTS

Welcome To 1523 Central Ave! Come See This Beautifully Updated And Well Maintained 1st Floor Condo That Features 4 Bedrooms And 3 Full Baths. Conveniently Located ONLY 1 BLOCK To The BEACH & BOARDWALK And Walking Distance To Great Shopping, Restaurants, & Attractions On Asbury!!! EXTRAORDINARY RENTAL INCOME, CURRENTLY 15 WEEKS BOOKED AND OVER \$55K RENTAL INCOME So Far.. 2024 (See Agent Remarks) Interior Features: Extremely Desirable Floor Plan That Offers 4 Oversized Bedrooms, W/ 3 Full Bathrooms, Including 1 Primary & 1 Junior Suite W/ Private Bathrooms, Making It Perfect For 2 Small Families To Comfortably Vacation & Enjoy Ocean City Together. Open Concept Great Room w/ Plenty Of Natural Light, Fully Updated Kitchen W/ Granite Counter Tops & Custom Tile Back Backsplash, Huge Kitchen Center Island W/ Seating For Two, Stainless Steel Appliances, Beautiful H/W Flooring And New Luxury Vinyl Plank Coretec Flooring Throughout, Built-In Gas Fireplace W/ Custom Tile Surround & Mantle, Gas Heat, Central Air, And FULL Laundry Room. No More Standing In The Hallway To Do Your Wash. Exterior Features: Maintenance Free Vinyl Siding, Front & Rear Decks, Enclosed Private Outside Shower, Sprinkler System, 2 Car Off Street Parking, 1.5 Car Attached Garage W/ Large Storage Room & Partially Covered Entrance To Condo Side Door. (See Remarks) Enjoy Your Morning Coffee Watching The Sunrise From Your Back Balcony & Summer Breezes And Sunsets From Covered Front Porch. This Unique Location Truly Offers The Best Of Both Worlds, Close To All The Action; However Not In The Middle Of It All. If You Have Been Looking For A Great Investment Property, 2nd Home, Or Primary Home This Checks All The Boxes. Easy To Show, Priced To Sell And Won't Last. Call for A Private Showing Or More Details.

PROPERTY DETAILS

| | | | | | | | |
|---------------|-----------------|-------------|---------|-------------|----------------------|------------|---------------------------|
| Unit | Features | Parking | Garage | Other | Rooms | Appliances | Included |
| | Fireplace | | Garage | | Living Room | | Range |
| | Kitchen Island | | 1.5 Car | | Kitchen | | Refrigerator |
| | Hardwood Floors | | | | Recreation/Family | | Washer |
| | Tile Floors | | | | Dining Area | | Dryer |
| | | | | | Laundry/Utility Room | | Dishwasher |
| | | | | | Great Room | | Smoke/Fire Detector |
| | | | | | Storage Space | | Stainless Steel Appliance |
| Also Included | | Heating | | Cooling | | Hot Water | |
| Drapes | | Gas Natural | | Central Air | | Gas | |
| Curtains | | Forced Air | | Electric | | | |

Berger Realty

• Since 1928 •



Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040

✉ info@bergerrealty.com



Blinds
Furniture

Ceiling Fan

Water
City

Sewer
City



Ask for James Monteleone
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: jfm@bergerrealty.com

