



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 oc17@BergerRealty.com



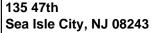












Asking \$2,200,000.00



## COMMENTS

Spacious 7-Bedroom, 4.5-Bathroom Townhome with Incredible Income Potential! Welcome to this spacious and beautifully designed 7-bedroom, 4.5-bathroom townhome that comfortably sleeps up to 20 guests, a true gem offering approximately 2,850 square feet of spacious living space. Whether you\'re looking for a stunning second home residence or an investment opportunity, this property has it all. Featuring two expansive primary bedrooms, each with its own private bath, this townhome offers both comfort and privacy. The home\'s open layout ensures ample room for relaxation and entertaining, with two oversized covered decks perfect for enjoying the outdoors, open living room/dining area and kitchen. Enjoy endless hot water with the newer instant hot water heater, ensuring a comfortable shower experience for everyone, no matter how many guests are staying. The newer gas heater provides efficient and reliable warmth throughout the home. Home is being sold fully furnished. With a prime location and the ability to generate impressive rental income, this townhome is an ideal summer retreat. Summer rental leases typically range from \$85,000 to \$90,000, making it an outstanding investment opportunity. Don\'t miss the chance to own this incredible property – schedule a showing today and see everything it has to offer!

PROPERTY DETAILS			
UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Fireplace	Garage	Living Room	Range
Hardwood Floors	3 Car	Kitchen	Self-Clean Oven
	Concrete Driveway	Dining Area	Microwave Oven
	Ask for Grant Halfletety/		Refrigerator
	Berger Realty Inc <sup>Storage Space</sup>		Washer
	1670 Boardwalk		
	Call: 609-391-0500		Disrosal
	Email to: geh@bergerrealty.com		Smoke/Fire Secution
	Heating Gas Natural Forced Air	Cooling Central Air Multi Zoned	
	Multi-Zoned		

Water City Sewer City