

# Berger Realty

Since 1928



Berger Realty, Inc  
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858 7th  
Ocean City, NJ 08226

Asking \$1,350,000.00



## COMMENTS

Price improvement to \$1,350,000! Steps to the beach, boardwalk, and on-site community pool, this beach-block end-unit at 858 7th St, Ocean City offers nearly 1,968 sq ft (per tax records) across three inviting levels with two kitchens, two fireplaces, and multiple decks—front with boardwalk/ocean peeks, rear with direct pool views. Pool lovers, take note: this is one of the few buildings in Ocean City with a community pool—an incredible perk for owners and guests. Inside, the first floor begins with a compact open-layout kitchen (electric stove, microwave, small dishwasher, apartment-size fridge) seamlessly connected to an open living/dining area with fireplace, followed by a bedroom and full bath—great for easy main-level living; the second floor continues the open layout with a full stainless kitchen flowing to dining for eight and a spacious living room with fireplace, plus a bedroom, full bath, and a flexible bonus room (office/nursery/walk-in); the third floor adds another living area, two bedrooms, a full bath, and a rear deck over the pool. Thoughtful touches include motorized high-window blinds and plantation blinds throughout. Sold fully furnished in tasteful nautical décor—clean, well-kept, and it doesn't show like a rental—plus a proven performer with at least \$60,000 in annual rental income (historical). Condo fee is \$450/month. Square footage per tax records; buyer to verify. Call now for your private tour of this island gem!

## PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Fireplace	2 Car	Recreation/Family	Self-Clean Oven
		Eat In Kitchen	Microwave Oven
		Dining Area	Refrigerator
		Laundry/Utility Room	Washer
<p>Ask for Dawn Scarpino Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: dns@bergerrealty.com</p>			
Heating	Cooling		
Electric	Central Air		
Hot Water	Electric		
	Ceiling Fan		

Partial Furniture

Water  
Public

Sewer  
Public