

# Berger Realty

Since 1928



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

Asking \$1,375,000.00



## COMMENTS

Elegant 4-bedroom, 3-bath end-unit condo located on the beach block—just steps to the boardwalk and beach! Offering nearly 2,000 sq ft (1,968 sq ft per tax records), this spacious 3-story property is large. The first floor features ramp access from the front of the building and a covered front patio, a bedroom, full bath, cozy living area with a fireplace, dining area with seating for two, and a small kitchen with an electric stove, microwave, small dishwasher, and apartment-sized refrigerator—perfect for guests or multi-generational living. The second floor is designed for entertaining, with a large living room with fireplace, open dining area with seating for eight, full kitchen with stainless steel appliances, a bedroom, full bath, and a bonus room that can serve as an office or walk-in closet. Enjoy decks off both the front and back, with boardwalk and ocean views from the front deck and pool views from the back deck. The third floor offers a living area, two bedrooms, a full bath, and a rear deck with a pool view. Motorized blinds on the upper windows (out of reach) and plantation blinds throughout add style and convenience. This home is elegantly designed with nautical-themed décor and is sold fully furnished. The property is in excellent condition—clean, well-kept, and does not show like a rental despite its strong rental history. Weekly rentals are booked through September and will transfer with the sale, providing immediate income.

## PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Fireplace	2 Car	Recreation/Family	Self-Clean Oven
		Eat In Kitchen	Microwave Oven
		Drinks/Pets	Refrigerator
		Laundry/Utility Room	Washer
<p>Ask for Margarita Koblentz Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: mak@bergerrealty.com</p>			
Heating	Cooling		
Electric	Central Air		
Hot Water	Electric		
	Ceiling Fan		

Partial Furniture

Water  
Public

Sewer  
Public