



**1343 Central  
Ocean City, NJ 08226**

**Asking \$900,000.00**



**COMMENTS**

\*\*\*\*\*Multiple Offers Received - Highest and Best Due by Wednesday at 5pm\*\*\*\*\*Set along Central Avenue just two blocks from Ocean City's beach and boardwalk, this top-floor three-bedroom, two-bath condominium offers a worry-free shore retreat in the heart of the action. Built around 1997 and thoughtfully updated, it welcomes you with a light, open-concept layout, high ceilings and a stylish beach-themed décor. Nearly all furnishings convey with the sale, so you can arrive with an overnight bag and start enjoying your second home right away. Beyond the beach, everything you need is within easy reach. Stroll down Central Avenue to a variety of local shops, bakeries and boutiques, or head to Asbury Avenue for more shopping, coffeehouses, pizzerias and casual restaurants. The iconic Ocean City Boardwalk—with its amusement rides, mini-golf, arcades and bike rentals—offers entertainment options for all ages, and seasonal farmers markets, concerts and festivals keep the calendar full throughout the year. The condo's major systems are in great shape: the roof was replaced about three years ago, the gas water heater was installed roughly five years ago, and the natural-gas furnace and central air-conditioning system are only about six years old. With these big-ticket items taken care of, you can spend more time relaxing and less time worrying about maintenance. Off-street parking for three vehicles makes living here stress-free, even during busy summer months. Priced aggressively at \$900,000 for such a desirable location, this turnkey condo is subject to the seller finding suitable replacement housing and completing a 1031 exchange. Opportunities like this don't last—schedule your private showing today and make this shore retreat yours before it's gone!

**PROPERTY DETAILS**

|                   |               |             |                           |
|-------------------|---------------|-------------|---------------------------|
| UnitFeatures      | ParkingGarage | OtherRooms  | AppliancesIncluded        |
| Fireplace         | Carport       | Living Room | Range                     |
| Kitchen Island    | 2 Car         | Dining Room | Microwave Oven            |
| Hardwood Floors   | Attached      | Kitchen     | Refrigerator              |
| Cathedral Ceiling |               |             | Washer                    |
|                   |               |             | Dryer                     |
|                   |               |             | Dishwasher                |
|                   |               |             | Disposal                  |
|                   |               |             | Smoke/Fire Detector       |
|                   |               |             | Stainless Steel Appliance |
| AlsoIncluded      | Heating       | Cooling     | HotWater                  |
| Blinds            | Gas Natural   | Central Air | Gas                       |

# Berger Realty

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Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



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City



Ask for Sean McGinnis  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [smc@bergerrealty.com](mailto:smc@bergerrealty.com)

