



**Asking \$585,777.00**



## COMMENTS

\*\*\*OPEN HOUSE SUNDAY 10/19/2025 Noon - 2 PM\*\*\* Only 2 block to the beaches and boardwalk, and just steps away from great shops and restaurants on Pacific Avenue! This first floor, 3 bedroom 2 bath condo is packed with a rare comodity at the Shore: tons of storage. The sellers made this their primary residence and added 3 new closets to the main living area, and 2 custom overhead storage units in the master bedroom in addition to the large walk-in closet and the 2 regular closets. You'll love the open concept living room, dining area and freshly painted kitchen with a huge center island, hardwood floors throughout, gas fireplace, and brand new carpet in the bedrooms. Newer washer/dryer! This condo features 2 decks, private outdoor shower and 2 reserved parking spots with additional storage immediately adjacent. Perfect for year-round living, or would make an ideal rental. Easy access with just 15 steps from the street level. Walk to Johnny Longhots next door, free movies every Tuesday at nearby Byrne Plaza, Wawa and The Rook! Low condo fees of \$900 per quarter cover master liability insurance, flood insurance, water, sewer and common area maintenance. New roof installed 2024. Property comes partially furnished.

## PROPERTY DETAILS

|                      |                                                                          |               |                     |
|----------------------|--------------------------------------------------------------------------|---------------|---------------------|
| Unit Features        | Parking                                                                  | Other Rooms   | Appliances Included |
| Fireplace            | Garage                                                                   | Living Room   | Range               |
| Kitchen Island       | 2 Car                                                                    | Kitchen       | Oven                |
| Walk-In/Cedar Closet | Assigned Parking                                                         | Dining Area   | Self-Clean Oven     |
|                      | Shared Driveway                                                          | Storage Space | Refrigerator        |
|                      | Ask for Michael Wallitsch                                                |               |                     |
|                      | Berger Realty Inc                                                        |               |                     |
|                      | 1330 Bay Avenue, Ocean City                                              |               |                     |
|                      | Call: 609-391-1330                                                       |               |                     |
|                      | Email to: <a href="mailto:mow@bergerrealty.com">mow@bergerrealty.com</a> |               |                     |
|                      | Gas Natural                                                              | Central Air   |                     |
|                      | Forced Air                                                               |               |                     |



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