

# Berger Realty

Since 1920



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

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**612 Central**  
**Ocean City, NJ 08226**

**Asking \$1,245,000.00**



## COMMENTS

Custom Built beauty with 5 Bedrooms and 3 full baths on 50 x 100 foot lot. Located on The Beautiful Historic Tree lined 6th & Central Ave Street and loaded with many upgrades including Large front deck with tropical wood decking, Hardwood floors throughout Living area. Large center island, wine fridge, Gas range. Over sized garage with private entrance and 1 block away from The Beautiful Downtown section of Ocean City and a short 4/10ths of a mile to Beach and Boardwalk! \$70,000 + Rental income potential! Owner occupied and Showings by appointment only please give 24 hours notice. Call listing agent for appointment Subject to Seller closing on replacement property !

## PROPERTY DETAILS

|                                      |                                      |                                     |   |
|--------------------------------------|--------------------------------------|-------------------------------------|---|
| Exterior<br>Vinyl                    | ParkingGarage<br>Two Car             | OtherRooms<br>Dining Room<br>Pantry | InteriorFeatures<br>Hardwood Floors<br>Kitchen Center Island<br>Master Bath<br>Pets Allowed |
| Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Ceiling Fan(s)<br>Central | HotWater<br>Gas                     | Water<br>Public Water   |



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