

# Berger Realty

Since 1928



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1220 Asbury Avenue  
Ocean City, NJ 08226

Asking \$1,199,000.00



## COMMENTS

All the bells and whistles are included in this "Like New Construction" first-floor condominium! Enter the home through your private entrance and step into the beautiful great room, a spacious area with a living room, dining area, and luxurious kitchen. The kitchen is the home's focal point, which features quartz countertops, upgraded cabinetry, ceramic tile backsplash, GE profile appliances, and a large center island. Ascend a few steps to three bedrooms, two full bathrooms, and a laundry closet. The primary suite hosts a spacious closet, a fully tiled primary bathroom, and a rear deck, the perfect place to enjoy your morning coffee. Additional highlights include gas heat, central air, luxury vinyl flooring, a designer light package, 8-panel doors, and more! Enjoy easy access to the home by using the rear alley, where you will find off-street parking and an attached garage with storage. There is an outside shower to wash the sand away from a long day at the beach and a front porch to enjoy the sunrise and sunset. The home is a wonderful investment opportunity with \$75,000 in 2023 rental income! The property is just a short walk to the beach and is close to the shops on Asbury!

## PROPERTY DETAILS

Exterior Vinyl	ParkingGarage Attached Garage Auto Door Opener One Car	OtherRooms Dining Area Eat In Kitchen Great Room Laundry/Utility Room	InteriorFeatures Fireplace(s) Kitchen Center Island Master Bath Pets Allowed
Heating Forced Air Gas-Natural	Cooling Ceiling Fan(s) Central	HotWater Gas	Water Public Water
Sewer Public Sewer			

