

# Berger Realty

Since 1928



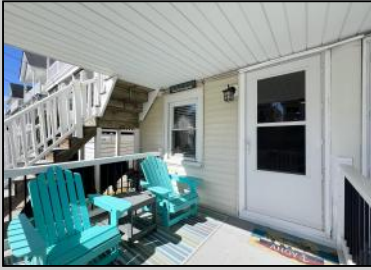
Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



3322 Asbury  
Ocean City, NJ 08226

Asking \$499,999.00



## COMMENTS

Your new summer escape awaits and is only 1.5 blocks from the beach! Situated in a prime location, this condo not only offers close proximity to the beach, but also to the 34th St. playground, basketball courts, ice cream shops, restaurants, and more! Inside, you'll find hardwood floors, recessed lighting, and newer blinds throughout. There are 2 bedrooms, each with new ceiling fans, a new half bath with a washer and dryer, and a full bathroom with a walk in shower. The eat-in kitchen offers plenty of space for cooking, and the cozy living room is perfect for those days when you want to stay in. Relax on the updated front porch, complete with a privacy screen, after a long day at the beach. Additional features include off street parking and 2 custom built storage sheds, perfect for storing your beach gear! The low HOA fees cover the water, as well as flood and hazard insurance. Sold furnished, move in seamlessly and start enjoying all Ocean City has to offer!

## PROPERTY DETAILS

|                           |  |                                     |                                  |
|---------------------------|--|-------------------------------------|----------------------------------|
| ParkingGarage<br>None     | OtherRooms<br>Den/TV Room<br>Eat In Kitchen<br>Primary BR on 1st floor | InteriorFeatures<br>Hardwood Floors | Heating<br>Baseboard<br>Electric |
| Cooling<br>Ceiling Fan(s) | HotWater<br>Electric   | Water<br>Public Water               | Sewer<br>Public Sewer            |



Ask for Ildar Baygeldin  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: ieb@bergerrealty.com

