

**1523 Central
Ocean City, NJ 08226**

Asking \$1,489,000.00



COMMENTS

Welcome To 1523 Central Ave! Come See This Beautifully Updated And Well Maintained 1st Floor Condo That Features 4 Bedrooms And 3 Full Baths. Conveniently Located ONLY 1 BLOCK To The BEACH & BOARDWALK And Walking Distance To Great Shopping, Restaurants, & Attractions On Asbury!!! EXTRAORDINARY RENTAL INCOME, CURRENTLY 13 WEEKS BOOKED AND OVER \$44K RENTAL INCOME So Far.. 2024, 2 PRIME WEEKS STILL OPEN, JULY 27 & AUG 3RD. (See Agent Remarks) Interior Features: Extremely Desirable Floor Plan That Offers 4 Oversized Bedrooms, W/ 3 Full Bathrooms, Including 1 Primary & 1 Junior Suite W/ Private Bathrooms, Making It Perfect For 2 Small Families To Comfortably Vacation & Enjoy Ocean City Together. Open Concept Great Room w/ Plenty Of Natural Light, Fully Updated Kitchen W/ Granite Counter Tops & Custom Tile Back Backsplash, Huge Kitchen Center Island W/ Seating For Two, Stainless Steel Appliances, Beautiful H/W Flooring And New Luxury Vinyl Plank Coretec Flooring Throughout, Built-In Gas FirePlace W/ Custom Tile Surround & Mantle, Gas Heat, Central Air, And FULL Laundry Room. No More Standing In The Hallway To Do Your Wash. Exterior Features: Maintenance Free Vinyl Siding, Front & Rear Decks, Enclosed Private Outside Shower, Sprinkler System, 2 Car Off Street Parking, 1.5 Car Attached Garage W/ Large Storage Room & Partially Covered Entrance To Condo Side Door. (See Remarks) Enjoy Your Morning Coffee Watching The Sunrise From Your Back Balcony & Summer Breezes And Sunsets From Covered Front Porch. This Unique Location Truly Offers The Best Of Both Worlds, Close To All The Action; However Not In The Middle Of It All. If You Have Been Looking For A Great Investment Property, 2nd Home, Or Primary Home This Checks All The Boxes. Easy To Show, Priced To Sell AndWont Last. Call for A Private Showing Or More Details.

PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Vinyl	One and Half Car	Dining Room	Fireplace(s)
		Eat In Kitchen	Hardwood Floors
		Great Room	Kitchen Center Island
		Laundry/Utility Room	Master Bath
			Pets Allowed
Heating	Cooling	HotWater	Water
Forced Air	Ceiling Fan(s)	Gas	Public Water
Gas-Natural	Central Electric		

Berger Realty

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Sewer
Public Sewer



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