

**1523 Central  
Ocean City, NJ 08226**

**Asking \$1,449,900.00**



**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 15 WEEKS BOOKED AND OVER \$55K RENTAL INCOME. (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 Vinyl	ParkingGarage One and Half Car	OtherRooms Dining Room Eat In Kitchen Great Room Laundry/Utility Room	InteriorFeatures Fireplace(s) Hardwood Floors Kitchen Center Island Master Bath Pets Allowed
Heating Forced Air Gas-Natural	Cooling Ceiling Fan(s) Central Electric	HotWater Gas	Water Public Water
Sewer			

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Public Sewer



Ask for Graham Ginn  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [gmg@bergerrealty.com](mailto:gmg@bergerrealty.com)  
<https://www.ocnj.com>

