



**12-14 Garfield  
Ocean City, NJ 08226**

**Asking \$1,450,000.00**



### COMMENTS

Rare investment opportunity to have a fully upgraded duplex with a detached 3 car garage, with 8 + parking spaces fronting the garages. Plenty of off-street parking for OC with 3 car detached garage and driveway with plenty of space for parking. For boating enthusiasts boat slips available for seasonal rent and at times for purchase steps from your front door. Bay living without bay prices. First floor unit features 3 spacious bedrooms, 2 baths, hardwood floors and carpet throughout. This unit has been updated with fresh paint, new appliances, updated bathrooms, and kitchen. Second floor features 3 spacious bedrooms, 1 bath, with updates throughout including fresh paint, appliances, updated kitchen and bathrooms. Enjoy a short walk to any boat/jet ski slip.

### PROPERTY DETAILS

|                 |                    |                    |             |
|-----------------|--------------------|--------------------|-------------|
| OutsideFeatures | ParkingGarage      | OtherRooms         | Basement    |
| Bay View        | Detached Garage    | Dining Area        | Crawl Space |
| Porch           | Three or More Cars | Kitchen            |             |
| Porch-Enclosed  |                    | Laundry/Utility Rm |             |
| Heating         | Cooling            | HotWater           | Water       |
| Forced Air      | Ceiling Fan(s)     | Gas                | Public      |
| Gas-Natural     | Central            |                    |             |



Ask for Carole Lelli  
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