



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 oc17@BergerRealty.com



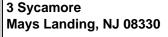












Asking \$200,000.00



## COMMENTS

Vacant with quick occupancy. Spacious 3BR Laurel model in desirable Oaks 55+ Adult Community. Newer HVAC has been replaced. All new laminate flooring in living, dining & hallway. Island kitchen has storage pantry & lots of cabinets with breakfast area that opens to dining deck with retractable awning to enjoy morning coffee. Cabinet with counter has opening to Living Rm.... great for entertaining. LR has gas fireplace. Master suite with walk-in closet, bath w/garden tub & large vanity. Split floor plan for privacy offers 2 Guest Bedrooms/office with separate hall bath that has tub. Lot rent includes clubhouse, outdoor pool, tennis, taxes & private & sewer. system.. Convenient to shore points & Casinos. Low Lot rent makes this home even more desirable. Selling \"as is\" but all systems are in good working order & there have never been any leaks.

| PROPERTY DETAILS                          |  |                            |   |
|---|--|----------------------------|---|
| Exterior<br>Vinyl                         | OutsideFeatures<br>Deck<br>Porch<br>Shed   | ParkingGarage<br>None      | OtherRooms<br>Breakfast Nook<br>Dining Area<br>Laundry/Utility Room<br>Pantry |
| InteriorFeatures<br>Kitchon Contor Island | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Ga <b>A Skofer</b> Laryn Cr<br>Rebierger Realty In<br>Washer<br>To Boardwalk<br>Coord I: 609-391-05<br>Cetting at the Irc @ be<br>Central | c<br>, Ocean City<br>Water | Basement<br>Crawl Space   |