

# Berger Realty

Since 1928



Berger Realty, Inc.  
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200 Bay  
Ocean City, NJ 08226

Asking \$459,999.00



SJSRMLS

## COMMENTS

1 BEDROOM, 1 BATH TOP FLOOR CONDO WITH TERRIFIC DIRECT BAY FRONT VIEWS FROM BOTH THE LIVING ROOM AND BEDROOM DECKS. THIS BEAUTY FEATURES A LARGE LIVING ROOM, COMFORTABLY FURNISHED WITH SLIDERS TO THE DECK. FULL MODERN KITCHEN WITH RANGE/OVEN BUILT IN MICRO- WAVE, REFRIGERATOR AND DISHWASHER. KITCHEN ALSO HAS ISLAND SEATING FOR CONVENIENCE. THE LARGE BEDROOM IS BEAUTIFULLY FURNISHED WITH ADDITIONAL SLIDING DOORS TO THE FRONT DECK WITH AWESOME VIEWS ! WALL HEATING AND AIR CONDITIONING UNITS, WASHER, DRYER IN THE UNIT AND ASSIGNED PARKING IN FRONT. THIS ALSO INCLUDES A 40 FOOT BOAT SLIP WITH ELECTRIC AND WATER ( SLIP B-13 ) RIGHT AT THE CONDO COMPLEX ! IN ADDITION TO ALL THIS THERE IS A LARGE POOL AND SPACIOUS DECK AREA WITH SEATING AND GAS GRILLS OVERLOOKING THE BAY. ON MOST SUMMER WEEKENDS THERE IS ACTUALLY LIVE MUSIC OUT ON THE SPACIOUS DECK FOR YOUR ENJOYMENT. ALSO, AN OWNERS-ONLY LOUNGE WITH ICE MACHINES FOR YOUR CONVENIENCE. THE CONDO COMPLEX WATER IS TURNED OFF FROM APPROX NOVEMBER 1ST TO APRIL 1ST.

## PROPERTY DETAILS

|         |        |                   |           |              |
|---------|--------|-------------------|-----------|--------------|
| Parking | Garage | Interior Features | Heating   | Cooling      |
| None    |        | Pets Allowed      | Electric  | Window Units |
|         |        |                   | Heat Pump |              |



Ask for Ben Duncan  
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