

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



300 Ocean Ave  
Ocean City, NJ 08226

Asking \$260,000.00



## COMMENTS

Discover coastal tranquility at Ocean Court Apartments Co-Op unit B-4! Located in the charming North End of Ocean City, this delightful 2-bedroom, 1-bath unit is your pathway to the serene, slow-paced living you've always desired. Step inside, and you'll find a space that has just been freshly painted, carpets removed revealing the original hardwood flooring. You are invited to envision every room adorned to your personal style. The unit is offered in "as is" condition, giving you the freedom to transform this space into your dream beach abode with updating and a little elbow grease. The convenience of living here is unmatched, with sandy beaches and the charming Ocean City boardwalk just moments away. Savor lazy beach days and evening walks while enjoying all the shops and dining options the downtown area and famous boardwalk has to offer. Take advantage of the gorgeous full-sized pool after long days in the sun, and enjoy the benefit of on-site, resident parking with good elevation. Keep your beach and recreation gear safe with dedicated storage available. With one of the lowest maintenance fees in the complex—including gas, water, sewer, taxes, and trash removal—Unit B-4 guarantees not just a home, but a lifestyle of ease and leisure. Monthly maintenance fee will increase to \$822 on June 1st, 2025. This is your opportunity to take part in a community that so many have come to love. Financing is not permitted for Co-Op ownership. Don't wait, make the beach lifestyle a reality for you in "America's Greatest Family Resort", Ocean City! Call today for an appointment to view.

## PROPERTY DETAILS

| Exterior | ParkingGarage | OtherRooms     | InteriorFeatures |
|----------|---------------|----------------|------------------|
|          | None          | Eat In Kitchen | Elevator         |
|          |               |                | Hardwood Floors  |



Ask for Carole Lelli  
Berger Realty Inc  
Cooling: 109 E 55th St., Ocean City  
Ceiling Fan(s) Hot Water: Gas  
Call: 609-399-4211  
Email to: cl@bergerrealty.com

