

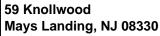


Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



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Asking \$199,000.00







COMMENTS

Very nice Aberdeen Model located in the desirable 55+ Adult community at The Fairways. There is just under 1600 sq. feet of living space. This is a great floor plan with a very nice sized living room, dining room and EIK with a breakfast nook. The EIK was recently updated to include high end granite countertops and new flooring in the kitchen and bathrooms along with a new central AC condenser. You have 2BD's and 2 full baths a den with fireplace which can be a 3rd BD along with a large Master BD with plenty of closet space. Your outside features include a very inviting front porch, updated exterior lighting and one car garage. There are plenty of amenities which include a beautiful indoor pool, clubhouse, gym, and activities throughout the week. Close to shopping, restaurants, casinos, and the Jersey shore. Easy to show and seller can accommodate a quick closing. The lot rent for a new buyer will be \$1034.86.

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to shopping, rest	taurants, casinos, and th	ne Jersey shore. Easy	to show and seller car
accommodate a q	uick closing.The lot rent for	a new buyer will be \$103	34.86.
PROPERTY DETAILS			
Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	Attached Garage	Den/TV Room
•	Patio	Auto Door Opener	Dining Room
	Porch	One Car	Eat In Kitchen

Shed Sprinkler System Auto Door Opener
One Car

Eat In Kitchen
Laundry/Utility Room
Pantry
Primary BR on 1st floor

AlsoIncluded

Basement



AppliancesIncluded AlsoIncluded
DisAoksfor ChristophelmMsalinowski
DisBerider Realty Inc
Dryck 70 Boardwalk, Ocean City
Gas Stove
Microllive09-391-0500
Refigeatio: cma@bergerrealty.com
Washer

Cooling HotWater
Ceiling Fan(s) Gas
Central

Public

Crawl Space

Sewer Public Sewer