

# Berger Realty

Since 1928



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

info@bergerrealty.com



3254 West Ave  
Ocean City, NJ 08226

Asking \$849,900.00



## COMMENTS

NEW LISTING! Here is the Beach Home you have been looking for, ready for your summer enjoyment. Fabulous second floor three bedroom, two bath condo, beautifully updated with no leases in place. Just pack the car and head to Ocean City for an amazing summer ahead. You will enjoy a large gathering room presenting vaulted ceilings with stained glass accent, a fully upgraded kitchen with a bright breakfast nook, a relaxing front porch for outside dining/relaxation plus a fireplace for your off-season adventures. There are 3 spacious bedrooms and two upgraded ceramic tile baths as well as a rear elevated deck. Come back from the beach and enjoy the cool central air conditioning and high efficiency gas heating. The lower level offers an outside shower, storage room, and rear alley/carport parking offering easy access. This prime location is just a few blocks to the beach and a quick walk to Hoy's, Randazzos Pizza, Wawa, shopping, and the new mini golf course. Make this property yours and start building countless OC memories to come.

## PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Vinyl	None	Breakfast Nook	Cathedral Ceiling(s)
		Eat In Kitchen	Fireplace(s)
		Great Room	Kitchen Center Island
			Master Bath



Cooling  
Ask for James P. Monroe  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: jmp@bergerrealty.com

Water  
Public Water

Sewer  
Public Sewer

