

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



3300 Wesley Ave  
Ocean City, NJ 08226

Asking \$3,450,000.00



## COMMENTS

Beachfront Luxury with Unmatched Views - Welcome to this stunning first-floor beachfront condo on the highly sought-after Gold Coast of Ocean City. Located at 3300 Wesley Avenue, this fully renovated residence sits on a corner lot & offers breathtaking, unobstructed views of the beach, the sparkling Atlantic Ocean, and the iconic Atlantic City skyline. 2500 SQFT of living space. Featuring 4 spacious bedrooms and 4 full bathrooms, this 1998-built gem blends timeless architecture with modern coastal elegance. Thoughtfully updated throughout, the home boasts high-end finishes, serene beach-inspired décor, and a bright, airy layout designed for both comfort and luxury. Highlights include: Open-concept living and dining areas with panoramic ocean views. Gourmet kitchen with premium appliances and coastal-chic finishes. Expansive beachfront deck perfect for morning coffee or evening sunsets. Attached 2 Car Garage with additional 2 car parking pad! Full cabana bath on ground floor. Fully elevated building- full bath & cabana room on the ground floor. Corner property offers steps to the sand. Whether you're looking for a serene year-round residence or a summer escape, this is a rare opportunity to own a true beachfront property in one of New Jersey's most beloved shore towns. The rental potential is amazing; well over \$145,000 in projected rental income for 2025 and 2026 Rental income projected at 211,000 at \$14,500 for the peak weeks in summer !

## PROPERTY DETAILS

|                                      |                                             |                                                                                                                 |                                      |
|--------------------------------------|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------|--------------------------------------|
| Exterior<br>Vinyl                    | ParkingGarage<br>Attached Garage<br>Two Car | InteriorFeatures<br>Fireplace(s)<br>Kitchen Center Island<br>Master Bath<br>Pets Allowed<br>Wall to Wall Carpet | Heating<br>Forced Air<br>Gas-Natural |
| Cooling<br>Ceiling Fan(s)<br>Central | Water<br>Public Water                       | Sewer<br>Public Sewer                                                                                           |                                      |

