



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 oc17@BergerRealty.com



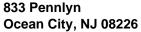












Asking \$1,269,000.00



## COMMENTS

Don't miss this Best Priced 4 bedroom 2 1/2 bath Rarely found side by side Townhouse. Enjoy the quiet and absence of noise that the typical over/under Condo's Commonly Cause. This Townhouse features an Open Floor Plan L/R with newer sliding doors leading to the front deck, D/R and Beautiful Kitchen upgraded in 2023 with Quartz Counter-tops, glass tile backsplash, new whirlpool SS fingerprint resistant appliances. 5.8 cu ft. smart slide in gas range with 2 lift hinged cast iron grates, 22 cu ft. bottom freezer refrigerator with spill guard glass shelves, large capacity D/W with 3rd level rack. G.E 1.7 cu ft. SS fingerprint resistant over the range microwave with sensor cooking. Left of the kitchen in the 4th bedroom or Den with flat screen smart TV and Bose Surround Sound. Newer Sliding doors leads you to the large back deck with Private built-in 2021 Marquis Hollywood Elite Hot Tub/Spa for 6 w/ lounger. 2nd Floor extra large master bedroom w/ full bathroom and plenty of space for an office or nursery. Also features a sunny front deck to wake up to the sound of the waves. Hallway laundry with newer washer and dryer. Two additional sun filled bedrooms and full bath complete the 2nd floor. Plenty of storage, parking for approx. 4 cars, enclosed outdoor shower, and a Bocce Court for added summer fun. Vinyl siding, newer gas heat and Central Air. Great location, close to the Beach and Boards. Never rented but would be a great rental income generator, if the new owner chooses. Sold mostly furnished, excluding wall hangings and personal items. Sellers property condition disclosure and exclusion list can be found in associated Docs.



PROPERTY DETAILS ParkingGarage OtherRooms NoAsk for ChristophereMathowski Berger Realty Inc<sup>Den/TV</sup> Room Dining Area 1670 Boardwalk, Denaty Unity Room Call: 609-391-0500 Email to: cma@bergerrealty.com

Cooling Central HotWater Gas InteriorFeatures Cathedral Ceiling(s) Hardwood Floors Hardwood Floors Turping Company South Anno 2010 South States South States South States South States

Sewer Public Sewer