

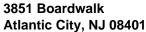


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



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Asking \$265,000.00









## **COMMENTS**

Reduced! Priced to sell quick! Will credit buyer for added assessment for 2025. Immediate Occupancy. Fully furnished. Move in time to enjoy full summer. Stunning Oceanfront residence lets you vacation year around or escape to a 2nd home. Facing north lets you wake up to sunrise & enjoy panoramic breathtaking ocean views from the full wall double glass sliding doors & double balcony. Atlantic City skyline lets you enjoy the casino night lights & summer fireworks. Direct access to Boardwalk. 760 sq.ft. open living, laminate floors, fully equipped kit. dining area w/expandable dining table. Master bedroom suite features a walk-in closet, a luxurious master bath complete with garden tub/ shower, and vanity w/double sinks for convenience. Additional 1/2 bath & entertainment cabinet/sink alcove convenient for hosting quests. Top of the line amenities incl. 24/7 Security, On-site management, beautiful oceanfront lobby & clubhouse, meeting room, library, billiard room, 2 indoor hot tubs, 2 indoor saunas, fitness center & billiards room, indoor pool & outdoor seasonal pool with storage, outside shower, parking garage with reserved spot. University district with additional parking lot for guests. Walk the boardwalk to Casinos. Attached and gated indoor parking garage, free wi-fi in common areas and more. Enjoy fine seaside living at its best. Seller will credit buyer for 2025 added assessments.

## **PROPERTY DETAILS**

ParkingGarage See Remarks Dining Area

OtherRooms InteriorFeatures Master Bath Laundry/Utility Room

Ask for Carol Cawley Waterger Realty Inc Sewer Public Water Public Sewer 1330 Bay Avenue, Ocean City Call: 609-391-1330

Email to: clc@bergerrealty.com



Heating

Electric

Forced Air Heat Pump

