

# Berger Realty

Since 1928



Berger Realty, Inc  
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4800 Boardwalk  
Ventnor, NJ 08406

Asking \$450,000.00



## COMMENTS

Pristine is an understatement! Located in the highly sought-after beachfront Vassar Square Condominiums, you will find that unit #304 leaves little to be desired. This beautifully updated one-bedroom, one-bath unit offers sweeping ocean views and a spacious private balcony overlooking Atlantic City and the coastline and on-site valet parking. Inside, you'll find stylish LVT flooring, a crisp white kitchen with new stainless steel appliances and lots of storage and counter space, bar-top seating, and a dining area. The bright, spacious living room has lots of space for entertaining and leads to the large balcony through brand-NEW double sliding glass doors, creating a seamless indoor-outdoor living experience. The primary bedroom features a custom-designed closet system which will literally knock your socks off! There are additional custom closets in the entryway for extra storage. The updated full bath is modern and inviting, and two NEW PTAC units ensure year-round comfort. This unit also includes an indoor parking space, a 4x6 private storage space in the building and convenient common laundry on the same floor. Vassar Square offers resort-style amenities, including a newly redone pool with modern hardscaping, an upgraded fitness center, a club room, library, indoor valet parking, bike storage, a beautifully renovated lobby that welcomes you home in style along with a 5 star on-site restaurant The Queen Bean Bistro. The monthly HOA fee includes all amenities and utilities (except cable) for added convenience. The building is nearing completion of a major exterior renovation—including new balconies, brick repointing, and key structural upgrades to meet today's condominium standards. Best of all, this unit's portion of the assessment has been paid by on the iconic Ventnor boardwalk, close to North Beach restaurants the newest Marina's Cafe, and just a few minutes from Margate and our opportunity to enjoy beachfront living at its finest in one of the Jersey communities.



Ask to Cassidy Fletcher  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call 609-391-1330  
Email to: crf@bergerrealty.com  
Interior Features  
Hardwood Floor  
Wall to Wall Carpet

HotWater  
Electric

Water  
Public Water



Public Sewer

Multi-Zoned