

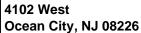


Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



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Asking \$899,000.00







COMMENTS

Wide open, unobstructed views of sunsets, wetlands and wildlife. Oversized corner 40 x 100 lot with plenty of parking. 5 homes from the beach. Roomy 3 bedroom, 2 bath property with large front and rear decks, 50 year, GAF-certified roof installed 2024, exterior stairs replaced 2023. Vaulted ceilings, garage, storage and outside shower. Just needs upgrades > It\'s all about the captivating views at 4102 West Ave. Doing the math: Gut it, invest \$100k into it and you\re at \$995k minimum . 3805 West Ave is pending at \$995k \"across\' the street with very marginal views. 1st floor neighbor will cooperate with enhancing the building.

		PROPERT	Y DE	TAIL
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Exterior ParkingGarage OtherRooms InteriorFeatures One Car Dining Area Cathedral Ceiling(s) Vinyl Laundry/Utility Room Fireplace(s) Kitchen Center Island

Heating Cooling Water Sewer Electric Ceiling Fan(s) **Public Water Public Sewer**



Ask for Grant Halliday Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Email to: geh@bergerrealty.com



Master Bath