

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
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**4344 West Ave  
Ocean City, NJ 08226**

**Asking \$535,000.00**



## COMMENTS

Make this lovely property your home at the shore today! This dream getaway is in excellent condition, offered to you fully furnished with newer furniture and beachy decor. Kitchen and Bathroom were redone in 2020 as well as new flooring. This building received a monumental Federal grant and was raised to 13 feet above sea level which not only saved funds on the Association Flood Policy but also provided new storage space on the ground level. Do not miss out on this opportunity to own a beautiful coastal condo with excellent rental possibilities. The large granite kitchen island provides extra dining and seating for guests. The primary bedroom fits a King bed and the pyramid bunk with trundle in the 2nd bedroom allows for sleeping options as well as space to add an additional bed if needed. The enclosed patio allows for extra seating year-round right off the living room. The ground-level storage space has room for all your stand-up boards, surfboards, beach cart, beach chairs, umbrellas and more! This property is pet friendly and is located close to the 45th street dog park for your furry best friends. One assigned parking space guarantees a spot for you and you are just a quick stroll (2.5 blocks) to the beautiful Southend beaches. It has all been done for you, just move in and enjoy! Seller has found a replacement property and is ready to move!

## PROPERTY DETAILS

ParkingGarage	Heating	Cooling	Water
None	Gas-Natural	Central	Public Water



Ask for Monica Raab  
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