



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 ☑ info@bergerrealty.com





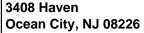














COMMENTS

Very desirable pool side unit at the Crossings. New LVP flooring installed, new corian counter top, new kitchen sink, new kitchen faucet, new glass stove top, new furnishings, new wall A/C/heater unit, new fiberglass entry door and new bathroom and closet doors. Full size refrigerator, queen bed and sofa bed. Absolutely pristine condition. Amenities include a heated pool, parking, community room, onsite laundry room, storage room, elevator and onsite management and rental program. The 34th street beach is just three blocks away. Conveniently located close to shopping, basketball courts, tennis courts, restaurants and playground. Crossing offers you the opportunity to rent on your own or use the onsite rental program for a carefree rental investment or not rent at all. Seller choose not to rent for the 2024 season. 2023 gross rental income was \$20,830. See Agent Remarks.

PROPERTY DETAILS			
ParkingGarage	OtherRooms	Heating	Cooling
None	Breakfast Nook	Electric	Wall Units
Water Public Water	Sewer Public Sewer		



Ask for Cynthia Henes Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: cah@bergerrealty.com

