



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



Asking \$299,000.00

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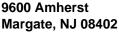














## **COMMENTS**

New to Market. Wow this one bedroom renovated condo has water views and is steps to the bay, fishing, marinas, Steve and Cookies, Lamberti\(^1\)'s, Tomatoes, Memories and more. Very low condo fee of 250 a month which includes water, sewer, insurances and hot water. Low taxes. A great home or rental property. All new flooring, paint, kitchen and bath granite and marble. Heat and air one year old. Off street parking. There is a laundry room on the property and storage for each unit. There are no rental or pet restrictions. Only eight units in the building with just a handful of owners. No water in unit during Sandy. Passed fire inspections recently. Elec bills average 150 a month for a full time yearly owner resident. Water heater is less than two years old and roof is approximately 8 years old. Easy to show call for a tour.

## **PROPERTY DETAILS**

ParkingGarage	Heating	Cooling	Water
None	Baseboard	Electric	Public Water
		Multi-Zoned	
		Wall Units	

Sewer Public Sewer



Ask for David P. Hadtke, Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: dph@bergerrealty.com

