

# Berger Realty

Since 1920



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3231 West Avenue  
Ocean City, NJ 08226

Asking \$819,000.00



## COMMENTS

Bright beautiful condo located a mere 2 blocks to the beach, shopping, dining, mini golf, the playground or the walking path! This well maintained condo with cathedral ceilings in the living space is an exceptional value for 3 bedrooms and 2 bathrooms loaded with new upgrades! A full laundry room allows plenty of space for laundry and extra pantry storage. Recent improvements include new tile bathrooms (2022 and 2023), kitchen reno with all new appliances (2025), new HVAC (2023), new flooring in LR and dining area (2019), gas log insert in fireplace (2025), water heater (2021) and new storm and main door (2023). All that's left to do is unpack and enjoy a quick walk to the beach or relax on the covered front deck! This home is perfect for a summer getaway or enjoy year-round living and spend the winters cozied up to the new gas fireplace! Call today to view this great condo!

## PROPERTY DETAILS

|                    |                |                      |                      |
|--------------------|----------------|----------------------|----------------------|
| Exterior           | ParkingGarage  | OtherRooms           | InteriorFeatures     |
| Fiber Cement Board | None           | Dining Area          | Cathedral Ceiling(s) |
| Siding             |                | Laundry/Utility Room | Fireplace(s)         |
| Vinyl              |                | Storage Attic        | Master Bath          |
|                    |                |                      | Walk in/Cedar Closet |
| Heating            | Cooling        | HotWater             | Water                |
| Gas Natural        | Ceiling Fan(s) | Electric             | Public Water         |
|                    | Central        |                      |                      |



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