



3611 West Avenue  
Ocean City, NJ 08226

Asking \$899,000.00



#### COMMENTS

Elevate your living experience in this stunning second-floor condominium, featuring three spacious bedrooms and two full bathrooms. The open floor plan creates an inviting atmosphere, seamlessly integrating the dining area, living room, and kitchen. Marvel at the high, vaulted ceilings that add a touch of grandeur, complemented by a cozy gas fireplace that serves as a focal point for relaxation and gatherings. From the living area, glide through sliding glass doors onto the inviting front porch. With protection from awnings, it's the ideal oasis for savoring morning coffee, leisurely reading in the afternoon, or dining al fresco under the stars with family and friends. As you proceed down the hallway, discover ample closet space designed for optimal storage solutions, a conveniently located laundry area with a full-sized washer and dryer, and a full bath. The three generously sized bedrooms offer space and comfort, including the primary bedroom, which features a private bath, providing a serene retreat at the end of the day. This home offers exquisite amenities, including hardwood flooring throughout, a tankless hot water heater, efficient gas heating, and central air conditioning. Delight in the convenience of an outside shower – perfect for rinsing off after a day at the beach – and ample storage for all your seaside accessories and toys. With rear alley access, two-carport parking adds ease and convenience to your lifestyle, ensuring your vehicle is secure and conveniently close by. Perhaps the crown jewel of this property is the rooftop deck, offering a breathtaking vantage point for private dining, soaking in stunning sunsets, and taking in the awe-inspiring views of the Ocean City skyline. This exceptional condo pairs convenient design with the joys of coastal living – a true treasure waiting for you to make it your own. Experience life at its finest with this exquisite property, where every detail has been crafted for your comfort and pleasure. Don't miss the opportunity to call this coastal gem your new home.

#### PROPERTY DETAILS

|             |                |                      |                       |
|-------------|----------------|----------------------|-----------------------|
| Exterior    | ParkingGarage  | OtherRooms           | InteriorFeatures      |
| Vinyl       | None           | Dining Area          | Fireplace(s)          |
|             |                | Great Room           | Hardwood Floors       |
|             |                | Laundry/Utility Room | Kitchen Center Island |
|             |                |                      | Master Bath           |
|             |                |                      | Pets Allowed          |
| Heating     | Cooling        | HotWater             | Water                 |
| Forced Air  | Ceiling Fan(s) | Tankless-gas         | Public Water          |
| Gas-Natural | Central        |                      |                       |
| See Remarks |                |                      |                       |

# Berger Realty

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