

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**1329 Central  
Ocean City, NJ 08226**

**Asking \$1,249,000.00**



## COMMENTS

Location! Location! Location! If this adage about real estate is true, then this 4 br,2 bath first floor condo has it all! Located on a tree lined residential street, 21/2 blocks or less from the boardwalk, Asbury Ave shops, food market, bakery an ice cream parlor, pharmacy, convenience store.... well, you get the idea! So, roll into town, put the car in the garage and hang up your car keys, because you won't need them! As a bonus, this home is located on one of the highest elevations on the island so when heavy rains, nor'easters and even hurricanes (such as Sandy 2012) roll through you can rest easy knowing your seaside retreat will be just fine. This super well-kept home is in a move in condition, offers oversized rooms with lots of closets plus extra storage room and being sold fully furnished. New top quality vinyl plank flooring throughout, new stainless-steel appliances and granite counter tops. The home boasts a large great room with gas fireplace, one car garage with second dedicated parking space and plenty of street parking. Large covered front deck, another covered deck off the master bedroom and enclosed outside shower. Original owner!! Property produces excellent summer rental income. And no condo fees!! Whether you are looking for an investment property with excellent rental history, a second home with the fantastic location or a permanent residence by the sea, you have arrived at your destination.

## PROPERTY DETAILS

| Exterior  | ParkingGarage | OtherRooms              | InteriorFeatures      |
|---|---------------|-------------------------|-----------------------|
| Vinyl   | One Car       | Dining Room             | Fireplace(s)          |
|   |               | Eat In Kitchen          | Hardwood Floors       |
|   |               | Great Room              | Kitchen Center Island |
|   |               | Primary BR on 1st floor | Master Bath           |
|   |               |                         | etc. etc. etc.        |
| <p>Ask for Ildar Baygelmur<br/>Berger Realty Inc<br/>109 E 55th St., Ocean City<br/>Call: 609-399-4211<br/>Email to: ieb@bergerrealty.com</p> |               |                         |                       |

