

# Berger Realty

Since 1928



Berger Realty, Inc.  
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858 7th Street  
Ocean City, NJ 08226

Asking \$1,375,000.00



## COMMENTS

Elegant 4-bedroom, 3-bath end-unit condo located on the beach block—just steps to the boardwalk and beach! Offering nearly 2,000 sq ft (1,968 sq ft per tax records), this spacious 3-story property is large. The first floor features ramp access from the front of the building and a covered front patio, a bedroom, full bath, cozy living area with a fireplace, dining area with seating for two, and a small kitchen with an electric stove, microwave, small dishwasher, and apartment-sized refrigerator—perfect for guests or multi-generational living. The second floor is designed for entertaining, with a large living room with fireplace, open dining area with seating for eight, full kitchen with stainless steel appliances, a bedroom, full bath, and a bonus room that can serve as an office or walk-in closet. Enjoy decks off both the front and back, with boardwalk and ocean views from the front deck and pool views from the back deck. The third floor offers a living area, two bedrooms, a full bath, and a rear deck with a pool view. Motorized blinds on the upper windows (out of reach) and plantation blinds throughout add style and convenience. This home is elegantly designed with nautical-themed décor and is sold fully furnished. The property is in excellent condition—clean, well-kept, and does not show like a rental despite its strong rental history. Weekly rentals are booked through September and will transfer with the sale, providing immediate income.

## PROPERTY DETAILS

|                                                                                                                                                |                       |                                                                                          |                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Asphalt                                                                                                                            | ParkingGarage<br>None | OtherRooms<br>Dining Area<br>Eat In Kitchen<br>Laundry/Utility Room<br>Recreation/Family | InteriorFeatures<br>Cathedral Ceiling(s)<br>Fireplace(s)<br>Handicap Features<br>Hardwood Floors<br>Kitchen Island and<br>Stove/Vent |
| <p>Ask for Dawn Warren<br/>Berger Realty Inc.<br/>3160 Asbury Avenue, Ocean City<br/>Call: 609-399-0076<br/>Email to: dew@bergerrealty.com</p> |                       |                                                                                          |                                                                                                                                      |
| <p>Cooling<br/>Ceiling Fan(s)<br/>Central<br/>Electric</p>                                                                                     |                       | <p>HotWater<br/>Electric</p>                                                             |                                                                                                                                      |



Sewer  
Public Sewer