

# Berger Realty

Since 1928



Ocean 17  
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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 Asphalt	ParkingGarage None	OtherRooms Dining Area Eat In Kitchen Laundry/Utility Room Recreation/Family	InteriorFeatures Cathedral Ceiling(s) Fireplace(s) Handicap Features Hardwood Floors High Ceilings and
		<b>Ask for Peter H. Berger</b> <b>Berger Realty Inc.</b> 1670 Boardwalk, Ocean City Call: 609-391-0500 Email to: <a href="mailto:pph@bergerrealty.com">pph@bergerrealty.com</a>	
		Cooling	HotWater
		Ceiling Fan(s)	Electric
		Central Electric	



Sewer  
Public Sewer