

# Berger Realty

Since 1928



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4612 Asbury  
Ocean City, NJ 08226

Asking \$1,190,000.00



## COMMENTS

Just one block from the beach in Ocean City's desirable Southend, this first-floor condo on Asbury Ave offers the ideal setting for shore living. An attached garage provides additional off street parking and storage, while a spacious covered front deck invites you to relax and enjoy the sea breeze. Inside, the open floor plan is filled with natural light, seamlessly connecting the kitchen, dining area, and living room into one inviting space. Whether gathered around the kitchen island or relaxing by the fireplace, there's plenty of room to entertain and unwind. Three bedrooms and two full bathrooms comfortably accommodate family and guests, with generous closet and storage space throughout. Recent updates- including a new roof (2024), hot water heater (2025), updated HVAC, and newer garage door- bring peace of mind and low-maintenance living. Meticulously maintained and never rented, this home is move-in ready, waiting for you to settle in and start making new memories!

## PROPERTY DETAILS

|                                      |                                             |                                         |                                                                                                 |
|--------------------------------------|---------------------------------------------|-----------------------------------------|-------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                    | ParkingGarage<br>Attached Garage<br>One Car | OtherRooms<br>Dining Area<br>Great Room | InteriorFeatures<br>Fireplace(s)<br>Kitchen Center Island<br>Master Bath<br>Wall to Wall Carpet |
| Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Ceiling Fan(s)<br>Central        | HotWater<br>Gas                         | Water<br>Public Water                                                                           |
| Sewer<br>Public Sewer                |                                             |                                         |                                                                                                 |

