

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



107 Folger  
Ocean City, NJ 08226

Asking \$549,900.00



## COMMENTS

Welcome to 107 Folger Court, a beautifully maintained second-floor condo in the desirable Nantucket Condos, located in the tranquil bay area of Ocean City, NJ. This spacious 2-bedroom, 2-bath home offers an open floor plan with stunning views of the lush marshlands and bay, perfect for year-round living or a relaxing vacation escape. Lovingly cared for by full-time residents, this home features numerous updates including luxury vinyl plank flooring, refurbished kitchen cabinets, newer windows, a high-efficiency heat pump, and updated roof, siding, deck, and railings. Enjoy peace of mind knowing that the recent assessment for a brand-new pool and clubhouse has already been paid in full by the seller—providing years of enjoyment for the next owner. Nantucket Condos is a fiscally sound and friendly community, recently completing a favorable reserve study. While this condo has served as a comfortable year-round residence, it also presents strong rental income potential. Don't miss this opportunity to own a turn-key bayfront gem in one of Ocean City's most scenic and peaceful neighborhoods. Schedule your private showing today!

## PROPERTY DETAILS

|          |                |             |                      |
|----------|----------------|-------------|----------------------|
| Exterior | ParkingGarage  | OtherRooms  | InteriorFeatures     |
| Vinyl    | None           | Dining Area | Cathedral Ceiling(s) |
|          |                | Great Room  | Master Bath          |
| Heating  | Cooling        | HotWater    | Water                |
|          | Ceiling Fan(s) | Electric    | Public Water         |

Ask for Dave Zelinski



Berger Realty Inc  
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Call: 609-391-1330  
Email to: djz@bergerrealty.com

