

# Berger Realty

Since 1928



Berger Realty, Inc.  
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Ocean City, NJ 08226  
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111 Dudley  
Ventnor, NJ 08406

Asking \$325,000.00



## COMMENTS

Live just steps from the boardwalk and beach in this updated 1-bedroom, 1-bath ocean-view condo located in prestigious St. Leonard's Tract. This 2nd floor unit offers effortless coastal living in one of the few pet-friendly buildings in the area—ideal as your personal retreat or a savvy investment. Enjoy resort-style amenities including a heated oceanfront pool, elevator access, second-floor laundry, bike storage, and both lower and upper sun decks. One assigned parking spot is included for added convenience. Your monthly condo fee covers 1 cable box, heating, and air conditioning. All this just a short stroll to Ventnor's best dining, shopping, and entertainment options. Don't miss this rare opportunity for pet-friendly, low-maintenance living at the shore! Seller has updated this ocean-view unit with 2 new A/C units (3 yrs old), ceiling fans, beautiful tile floors, stunning kitchen with granite countertops, newer cabinets and appliances, recessed lighting throughout, bedroom built-ins, etc. etc. etc.

## PROPERTY DETAILS

ParkingGarage	InteriorFeatures	Heating	Cooling
None	Pets Allowed	Electric	Ceiling Fan(s)
			Wall Units
Water	Sewer		
Public Water	Public Sewer		



Ask for Thomas Byrne  
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