

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



719 11th  
Ocean City, NJ 08226

Asking \$399,900.00



## COMMENTS

Beautiful ocean view condo with a renovated bath and kitchen including granite countertops. This spacious & pristine condition condo is larger than the standard Flanders one bedroom suite offering a unique floor plan. Fully furnished and equipped, has a great rental history (2024 gross rental income \$27,000.00). The FLANDERS Condominium Hotel is perhaps the best known, best run "condotel" in all of Ocean City. This beautiful boardwalk fronted building is steeped in tradition. It has been a part of the Ocean City skyline for over 100 years. She offers all the conveniences of Hotel Living with daily check-ins via the front desk, daily maid & linen service and concierge service. Resort style amenities include a heated pool, fitness room, onsite restaurant, banquet center, spa and gift shop. Condo fees include water, sewer, flood & building insurances, cable TV, phone, WiFi and common area maintenance. All rentals must go through the Flanders on-site rental program, no outside rentals permitted. Year-round residency is not permitted at The Flanders. City Ordinance restricts owner usage to 200 nights per year. If participating in the rental program, owner usage from mid-June through Labor Day is limited to 14 nights plus an additional 186 nights throughout the remainder of the year. If not participating in the rental program owners can stay any 200 nights per year. Working Capital Buy-In fee of \$1250.00 due from buyer at closing. See Associated Docs for Seller Property Disclosure, Lead Based Paint Disclosure, income and expense reports. Also see agent remarks:

## PROPERTY DETAILS

|                                   |                       |                           |                           |
|-----------------------------------|-----------------------|---------------------------|---------------------------|
| Exterior<br>Brick<br>Stucco       | ParkingGarage<br>None | OtherRooms<br>Dining Area | InteriorFeatures<br>Foyer |
| Heating<br>Electric<br>Forced Air | Cooling<br>Central    | HotWater<br>Electric      |                           |
| Sewer<br>Public Sewer             |                       |                           |                           |

