

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**3101 BOARDWALK #1602-2**  
**Atlantic City, NJ 08401**

**Asking \$175,000.00**



## COMMENTS

This immaculate, well cared for spacious 1-bedroom, 1.5 bath condo has lovely ocean and bay views from the private balcony and from the bedroom. Beautiful newer tiled floors flow from the hallway to the kitchen and living/dining area. The kitchen includes a newer refrigerator and designer granite counters plus an eat-in granite counter area. There is a newer washer/dryer, newer dining area lighting and the unit is freshly painted. Unit is sold mostly furnished but does not include electronics. The balcony will be accessible after repairs are completed. Ocean Club is a pet-friendly building (with restrictions). You'll have access to resort-style amenities including: a year- round swimming pool, wet & dry saunas, social rooms with Wi-Fi, a library with WiFi and 24/7 security. There is currently a wait-list for bike space and storage lockers. Parking includes a one-time lifetime fee of \$500 for an unassigned space for your primary car. Additional vehicles may be accommodated but not guaranteed a space for a fee of \$300. a year per car. The monthly Condo fee is \$868. plus there is a special assessment of \$395. making the total monthly fee of \$1,263. Located just steps from the beach and boardwalk, and close to casinos, restaurants (both gourmet and casual), entertainment venues, and transportation. The surrounding area continues to grow with attractions like the Showboat Water Park, summer beach concerts, Stockton University expansion, miniature-golf, outlet shopping, and more. Note: Showings are not available online. Please call Showing Time at 800-746-9464 to schedule an appointment.

## PROPERTY DETAILS



OtherRooms InteriorFeatures Heating  
Din Area Ask for Steven Spengler Electric  
Berger Realty Inc Master Bath Heat Pump  
3160 Asbury Avenue, Ocean City Pets Allowed  
Call: 609-399-0076 Sewer  
Email to: srs@bergerrealty.com

