

# Berger Realty

Since 1920



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
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719 11th  
Ocean City, NJ 08226

Asking \$349,900.00



## COMMENTS

This fully furnished, updated condo offers a turnkey opportunity just steps from the Ocean City boardwalk. Featuring a renovated kitchen and bathroom with granite countertops, the unit is part of the historic Flanders Hotel—a century-old landmark known for its charm, top-tier management, and full range of resort-style amenities including front desk service, daily housekeeping, a heated pool, fitness center, spa, banquet facilities, onsite dining, and a gift shop. Monthly fees cover water, sewer, cable, Wi-Fi, phone, and all common area maintenance, along with building and flood insurance. Rentals are exclusively managed through the Flanders' onsite program, and city regulations allow owners up to 200 nights of personal use per year (14 of those between mid-June and Labor Day if enrolled in the rental program).

## PROPERTY DETAILS

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



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