

Berger Realty

Since 1928



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



13 Marlin
Ocean City, NJ 08226

Asking \$639,900.00



COMMENTS

Welcome to 13 Marlin Court in the desirable Ocean Reef Condominiums, a quiet bayside enclave in Ocean City offering resort-style amenities including tennis courts, two sparkling pools, a clubhouse, beautifully maintained grounds, a kayak launch, and more. This 1,360 sq. ft. two-bedroom, two-and-a-half-bath townhouse blends space, comfort, and modern convenience. The first floor features a functional kitchen, powder room, dining area, and a spacious great room that opens to a private deck—perfect for enjoying peaceful mornings or evening relaxation. Upstairs, you'll find a convenient laundry area, a full hall bathroom, a comfortable guest bedroom, and a sprawling primary suite with a walk-in closet, separate sitting area, and its own private deck retreat. Additional highlights include two off-street parking spaces, forced-air heating and cooling, and ample storage throughout, making this an ideal year-round home, vacation getaway, or investment property. Experience the perfect combination of serenity, amenities, and location at Ocean Reef.

PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Wood	None	Dining Area	Bar
		Great Room	Fireplace(s)
		Laundry/Utility Room	Master Bath
			Walk in/Cedar Closet



Cooling
Central
Ask for Cassidy Fletcher
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: crf@bergerrealty.com

HotWater
Electric

Water
Public Water

