

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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 Denise Kelly  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: dlk@bergerrealty.com

HotWater  
Electric

Water  
Public Water

