

# Berger Realty

Since 1928



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249 Asbury  
Ocean City, NJ 08226

Asking \$865,900.00



## COMMENTS

Located on one of the nicest tree-lined blocks of the entire island, this pristine Northend 3 bed, 2 bath first floor condominium is airy, open, bright and fresh. Tucked away in a quiet neighborhood, it's close to the bay, downtown shops, the farmer's market and walking distance to the beach. Features include outside shower, new HVAC system installed in 2024 and a full deck spanning both the master suite and the back bedroom. The large garage has ample storage plus a separate utility room that is perfect for bike and beach chair storage. Newer roof, decks and plantation shutters added in 2020. Newer washer and dryer purchased in 2023 and new kitchen appliances purchased in 2025. Inside features include a bowed bay window in the dining area for extra comfort and light, granite countertops, double wide french doors leading from the living room to the oversized front porch, fireplace, hardwood floors, laundry closet and a utility room that provides extra storage plus ample closet space throughout. This property has been enjoyed by the family that made it their shore home. Although it has never been rented, for the investor, there is terrific potential summer income. Showings are easy by appointment. NOTE: The open house on Sunday September 7th has been cancelled. We apologize for any inconvenience.

## PROPERTY DETAILS

|                    |                                             |                                                                                                             |                                      |
|--------------------|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------|
| Exterior<br>Vinyl  | ParkingGarage<br>Attached Garage<br>One Car | InteriorFeatures<br>Fireplace(s)<br>Hardwood Floors<br>Kitchen Center Island<br>Master Bath<br>Pets Allowed | Heating<br>Forced Air<br>Gas-Natural |
| Cooling<br>Central | HotWater<br>Gas                             | Water<br>Public Water                                                                                       |                                      |

