

# Berger Realty

Since 1920



Ocean 17  
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**3813 West  
Ocean City, NJ 08226**

**Asking \$1,295,000.00**



## COMMENTS

Brand New 1st Floor Condo. A beautifully designed NEW construction just 2 blocks from the Beach with 3-bedrooms, 2-full baths, will offer a perfect blend of style, comfort, and convenience. Expected Completion Spring 2026. This condo will feature a bright, open layout featuring a custom kitchen with stainless steel appliances, luxury vinyl plank flooring, and a spacious living area with gas fireplace, pre-wired for a built-in sound system—ideal for entertaining or relaxing and a primary bedroom with en suite bathroom. Additional highlights include an attached 1-car garage, maintenance free vinyl and aluminum railings, composite decking, ceiling fans in each bedroom and covered front porch. A great location, with close proximity to playgrounds, eateries and shopping. Whether you're searching for a beach getaway or a year-round residence, this will be the place for you! Call for additional information. Plans and specs in associated docs. Front photo is a sample.

## PROPERTY DETAILS

|                       |                                             |                                                   |                                                                          |
|-----------------------|---------------------------------------------|---------------------------------------------------|--------------------------------------------------------------------------|
| Exterior<br>Vinyl     | ParkingGarage<br>Attached Garage<br>One Car | OtherRooms<br>Dining Area<br>Laundry/Utility Room | InteriorFeatures<br>Fireplace(s)<br>Kitchen Center Island<br>Master Bath |
| Heating<br>Forced Air | Cooling<br>Ceiling Fan(s)<br>Central        | HotWater<br>Gas                                   | Water<br>Public Water                                                    |



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