

# Berger Realty

Since 1920



Berger Realty, Inc.  
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719 11th  
Ocean City, NJ 08226

Asking \$349,900.00



## COMMENTS

Welcome to The FLANDERS Condominium Hotel and this SPACIOUS 1 bedroom, 1 bath CONDO! Located on the 8th floor, the VIEWS are incredible. Enter to find a SPACIOUS living room with an adjoining dining area. The UPDATED kitchen shines with granite countertops, a TRENDY backsplash, white cabinets, a dishwasher, a fridge, a cooktop, and a microwave. The bedroom easily holds a KING-sized suite, 2 closets, and a window with a VIEW of Ocean City. The modern bathroom boasts a vanity with open storage and a tub/shower. This ICONIC, boardwalk-fronted building is steeped in tradition and loaded with amenities. This is THE place to be, offering all the conveniences of hotel living such as daily check-ins at the front desk, daily maid and linen service, a concierge, heated pool, fitness room, onsite restaurant, banquet center, spa, and a gift shop. Need more? The condo fee covers water, sewer, flood and building insurance, cable, phone, wifi, and common area maintenance. Rentals MUST go through Flanders on-site management, no outside rentals allowed. Year-round residency is not permitted, owner usage is limited to 200 nights per year. If participating in the rental program, owner usage from mid-June through Labor Day is limited to 14 nights plus an additional 186 nights throughout the year. If not renting owners can stay any 200 nights per year. There's no location better than this - right on the BOARDWALK, BEACH, and OCEAN with everything within minutes!



## PROPERTY DETAILS

| Exterior                       | ParkingGarage | InteriorFeatures    | Heating                |
|--------------------------------|---------------|---------------------|------------------------|
| None                           | None          | Wall to Wall Carpet | Electric<br>Forced Air |
| Ask for James Gray Haenn       |               |                     |                        |
| Berger Realty Inc              |               |                     |                        |
| 3160 Asbury Avenue             | Water         | Public Water        |                        |
| Call: 609-399-0076             |               |                     |                        |
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