



**4800 Boardwalk
 Ventnor, NJ 08406**

Asking \$549,000.00



COMMENTS

You will love this large 2 bedroom 2 bath condo that is right on the beach and boardwalk. Southern exposure with a large balcony with access from both the living room and bedroom with ocean views. Gleaming hardwood flooring, renovated kitchen & updated baths make this unit very desirable. Walk in closet in the primary bedroom for plenty of storage. Living room is extra large. All utilities except cable & WIFI are included in the monthly condo fee. Perfect for year round or summer living. Valet parking for up to 2 cars is available. This is a full service oceanfront building with heated pool, rooftop gym, library, on site restaurant, rooftop deck & 24 hour security. Beach & bike chair storage is available for a small yearly fee. Condo is offered furnished as an added bonus. Well run building with many recent improvements. 4 new elevators, new heated pool, new gym equipment, new community room & the hallways have been redone. 2 year facade restoration is nearly completed. Walking distance to stores, restaurants & ice cream places. Very good rental opportunity, yearly rent approximately \$3,200 a month, full summer \$30,000. rental income. Great time to buy into this fabulous building!

PROPERTY DETAILS

Exterior Brick Face	ParkingGarage Two Car	OtherRooms Dining Area	InteriorFeatures Hardwood Floors Master Bath Walk in/Cedar Closet
------------------------	--------------------------	---------------------------	--



Cooling
 Air for
 Water
 Water
 Sewer
 Public Sewer
 Ask for Dawn Scata
 Berger Realty Inc
 1330 Bay Avenue, Ocean City
 Call: 609-391-1330
 Email to: dns@bergerrealty.com

