

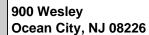


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



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Asking \$549,900.00











COMMENTS

2BR, 2BA #207 Sun Beach Condominium sleeps EIGHT (8) and offers TWO (2) units for the price of one! This rare Ocean City gem features a POOL and two separate entrances from the walkway, plus a "lock-off" door so the units can be used together or separately. The possibilities are endless—rent one side and keep the other for personal use, rent each side separately for double the income, or rent the whole space as one large unit with 2 bedrooms and 2 baths. The larger side includes a queen bed, kitchen, dining area, closet, full bath, and living space with a sleeper sofa. The smaller side has another queen bed, another full bath, and a cozy living area. Amenities include a heated pool, spacious sun deck with lounge chairs and tables, BBQ area, storage room, laundry facilities with washers, dryers, and a commercial ice machine. Conveniently located at 9th & Wesley Avenue, it's just a short walk to BOTH the beach and boardwalk, AND to the shops on Asbury Avenue. This rare find is truly what you've been waiting for!

Exterior Dryvit Masonry/Block Stone Stucco

PROPERTY DETAILS ParkingGarage OtherRooms Dining Area

None

InteriorFeatures Wall to Wall Carpet



Cooling Water EleAssik for Phillip Bellfuctsi Water Wallehojter Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: pjb@bergerrealty.com

Sewer **Public Sewer**

