| Berg   | since 1930                 | NER PRES OF   | Berger Realty, Inc.<br>th & Haven Avenue<br>cean City, NJ 08226<br>609-399-0040<br>nfo@bergerrealty.com | REALTOR   | Berg   | since 1920                |   | Berger Realty, Inc.<br>55th & Haven Avenue<br>Ocean City, NJ 08226<br>609-399-0040<br>☑ info@bergerrealty.com | REALTOR   |  |
|--|----------------------------|---|---|---|--|---------------------------|---|---|---|--|
| 17   | 44 Wesley, Ocean City, NJ, | 08226   | Price \$1,0   | 99,900.00   | 174  | 44 Wesley, Ocean City, NJ | l, 08226  | Price \$1,0   | 99,900.00   |  |
| PROPERTY DETAILS   |                            |   |   |   |  |                           |   | PROPERTY DETAILS  |   |  |
|  |                            | Total Rooms<br>Bedrooms<br>Baths Full<br>Baths Half<br>Year Built<br>Type<br>Block Number<br>Listing #<br>Taxes |   | 8<br>3<br>2<br>0<br>1971<br>Condo<br>01702<br>251066<br>5383.00 |  |                           | Total Rooms<br>Bedrooms<br>Baths Full<br>Baths Half<br>Year Built<br>Type<br>Block Numb<br>Listing #<br>Taxes |   | 8<br>3<br>2<br>0<br>1971<br>Condo<br>01702<br>251066<br>5383.00 |  |
| COMMENTS   |                            |   |   |   | COMMENTS   |                           |   |   |   |  |
| Welcome to coastal living at its finest! This beautifully renovated first-floor condo offers the perfect blend of comfort, style, and unbeatable location—just half a block from the beach! Step inside to discover a spacious 3-bedroom, 2-bathroom layout featuring modern finishes throughout. The open concept living and dining area flows seamlessly into a brand-new kitchen, |                            |   |   |   | Welcome to coastal living at its finest! This beautifully renovated first-floor condo offers the perfect blend of comfort, style, and unbeatable location—just half a block from the beach! Step inside to discover a spacious 3-bedroom, 2-bathroom layout featuring modern finishes throughout. The open concept living and dining area flows seamlessly into a brand-new kitchen, |                           |   |   |   |  |
|  | PROPERTY FEATURES          |   |   |   |  | PROPERTY FEATURES         |   |   |   |  |
| Heating<br>Electric<br>Forced Air  | Cooling<br>Central Air     | HotWater<br>Electric  | Water<br>Public   |   | Heating<br>Electric<br>Forced Air  | Cooling<br>Central Air    | HotWater<br>Electric  | Water<br>Public   |   |  |
| Sewer<br>Public  |                            |   |   |   | Sewer<br>Public  |                           |   |   |   |  |
| CONTACT  |                            |   |   |   | CONTACT  |                           |   |   |   |  |
| Scan to s<br>Ask for Bob Wilkins<br>Berger Realty Inc<br>109 E 55th St., Ocean City<br>Call: 609-425-7423<br>Email to: bw@bergerrealty.com   |                            |   | Scan to see Prop  | berty page.   | Ask for Bob Wilkins<br>Berger Realty Inc<br>109 E 55th St., Ocean City<br>Call: 609-425-7423<br>Email to: bw@bergerrealty.com  |                           | Scan to see Prop  | erty page.  |   |  |
|  |                            |   |   |   |  |                           |   |   |   |  |