| Berg   | er Realty  |  | Berger Realty, Inc.<br>55th & Haven Avenue<br>Ocean City, NJ 08226<br>609-399-0040<br>info@bergerrealty.com | REALTOR             | Berg   | er Realty   |  | Berger Realty, Inc.<br>55th & Haven Avenue<br>Ocean City, NJ 08226<br>609-399-0040<br>⊠ info@bergerrealty.com | REALTOR             |
|--|--|--|---|---------------------|--|---|--|---|---------------------|
| 174  | 4 Wesley, Ocean City, NJ, 08   | 3226   | Price \$1,0   | 99,900.00           | 174  | 4 Wesley, Ocean City, N   | J, 08226   | Price \$1,0   | 99,900.00           |
|  |  | PF<br>Total Rooms                                  | ROPERTY DETAILS   | 8                   |  |   | Total Rooms  | PROPERTY DETAILS  | 8                   |
|  |  | Bedrooms<br>Baths Full<br>Baths Half<br>Year Built |   | 3<br>2<br>0<br>1971 |  |   | Bedrooms<br>Baths Full<br>Baths Half<br>Year Built |   | 3<br>2<br>0<br>1971 |
|  |  | Туре   |   | Condo               |  |   | Туре   |   | Condo               |
|  |  | Block Number<br>Listing #                          |   | 01702<br>251066     |  |   | Block Numbe  | r   | 01702<br>251066     |
|  | /  | Taxes  |   | 5383.00             |  |   | Taxes  |   | 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  |   |  |   |                     |
|  | Ask for Lori McCloskey<br>Berger Realty Inc<br>109 E 55th St., Ocean City<br>Call: 609-214-3078<br>Email to: Iam@bergerrealt |  | Scan to see Prop  | erty page.          |  | Ask for Lori McCloske<br>Berger Realty Inc<br>109 E 55th St., Ocean<br>Call: 609-214-3078<br>Email to: lam@berger | City   | Scan to see Prop  | erty page.          |
|  |  |  |   |                     |  |   |  |   |                     |