

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040  
info@bergerrealty.com



3204 Wesley Ave, 1, Ocean City, NJ, 08226

Price \$2,599,900.00

## PROPERTY DETAILS

|              |          |
|--------------|----------|
| Total Rooms  | 13       |
| Bedrooms     | 5        |
| Baths Full   | 4        |
| Baths Half   | 1        |
| Year Built   | 1956     |
| Type         | Condo    |
| Block Number | 3201     |
| Listing #    | 590371   |
| Taxes        | 17883.00 |

## COMMENTS

**Major PRICE REDUCTION of \$250,000. PLUS \$130,000 Rental Income booked for 2025 Season! Luxury Beachfront Living at it's finest! \*Only -5 steps- into paradise! No elevator to worry about maintaining. This beautiful first floor home has been completely renovated featuring tasteful finishes to embellish your decorating choices. This Gold Coast property features 5 bedrooms...**

## PROPERTY FEATURES

|              |                 |                      |                       |
|--------------|-----------------|----------------------|-----------------------|
| Exterior     | ParkingGarage   | OtherRooms           | InteriorFeatures      |
| See Remarks  | Attached Garage | Dining Area          | Bar                   |
| Vinyl        | One Car         | Dining Room          | Fireplace(s)          |
|              | See Remarks     | Eat In Kitchen       | Hardwood Floors       |
|              |                 | Laundry/Utility Room | Kitchen Center Island |
|              |                 |                      | Master Bath           |
|              |                 |                      | Pets Allowed          |
| Heating      | Cooling         | HotWater             | Water                 |
| Forced Air   | Ceiling Fan(s)  | Electric             | Public Water          |
| Gas-Natural  | Central         |                      |                       |
| Sewer        |                 |                      |                       |
| Public Sewer |                 |                      |                       |

## CONTACT



Ask for Cynthia Henes  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-705-5188  
Email to: cah@bergerrealty.com

Scan to see Property page.



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