

# Berger Realty

Since 1926



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500  
oc17@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 See Remarks Vinyl	ParkingGarage Attached Garage One Car See Remarks	OtherRooms Dining Area Dining Room Eat In Kitchen Laundry/Utility Room	InteriorFeatures Bar Fireplace(s) Hardwood Floors Kitchen Center Island Master Bath Pets Allowed
Heating Forced Air Gas-Natural	Cooling Ceiling Fan(s) Central	HotWater Electric	Water Public Water
Sewer Public Sewer			

## CONTACT



Ask for Troy Eggie  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-425-0992  
Email to: tde@bergerrealty.com

Scan to see Property page.



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