



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371/609-399-0076
☑ info@bergerrealty.com

PROPERTY DETAILS



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

Price \$2,599,900.00



| I NOI ENTI BETAILO |          |
|--------------------|----------|
| Total Rooms        | 13       |
| Bedrooms           | 5        |
| Baths Full         | 4        |
| Baths Half         | 1        |
| Year Built         | 1956     |
| Туре               | 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<br>See Remarks<br>Vinyl | ParkingGarage<br>Attached Garage<br>One Car<br>See Remarks | OtherRooms Dining Area Dining Room Eat In Kitchen Laundry/Utility Room | InteriorFeatures Bar Fireplace(s) Hardwood Floors Kitchen Center Island Master Bath |
|----------------------------------|--|--|---|
|                                  |  |  |   |

 Heating
 Cooling
 HotWater
 Water

 Forced Air
 Ceiling Fan(s)
 Electric
 Public Water

Gas-Natural Central

Sewer Public Sewer

## CONTACT

Scan to see Property page.



Ask for Tom Melchionni Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-602-8208 Email to: tom@bergerrealty.com







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PROPERTY DETAILS



| Total Rooms  | 1;       |
|--------------|----------|
| Bedrooms     | į.       |
| Baths Full   | 4        |
| Baths Half   |          |
| Year Built   | 1956     |
| Туре         | Condo    |
| Block Number | 320      |
| Listing #    | 59037    |
| Taxes        | 17883.00 |
|              |          |

# COMMENTS

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## 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          |

HeatingCoolingHotWaterWaterForced AirCeiling Fan(s)ElectricPublic WaterGas-NaturalCentral

Sewer Public Sewer

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