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OCEAN CITY, NJ REAL ESTATE
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Michael J. Hoffman
Licensed Real Estate Broker

*Exclusive Marr Agency
Ocean City Properties*



BEESLEY'S POINT RANCHER with 3 bedrooms and 1 full bathroom. This property is close to Ocean City and the GS Parkway! The home is in move in condition with newer gas forced air heating, a fenced in yard, and a back deck. **Asking \$224,900**



PLAZA 22 END UNIT condo fully furnished & equipped and ready to go! This unit has a Southern exposure and lots of bright windows with custom shutters. Condo boasts a great location that's just steps to 22nd Street beach, boardwalk, and 21st Street attractions. **Asking \$329,900**

BEAUTIFUL CENTRALLY LOCATED CONDO



For sale on the ocean side of 15th & Central Avenue. This 4 bedroom 2 bathroom home includes a gourmet kitchen, elevator, excellent rental history, and an enclosed outside shower.

Asking \$799,900



CUSTOM NEW CONSTRUCTION

5 Bedroom 3 Bath Condos on the corner of 22nd & Simpson. These units boast 2,025 square feet, expansive wrap around decks, two car garages, and a quiet location all situated on a 70' x 115' lot.

**1st Floor - \$779,000
2nd Floor - \$829,000**



SOUTH END SINGLE HOME with 4 beds and 2 baths. Short walking distance to the beaches and restaurants with off street parking. Completely renovated and designer decorated with upgraded kitchens & bathrooms. Situated on West Ave. **Asking \$649,900**



**BEACH FRONT
NEW CONSTRUCTION**

in the 4800 Block of Central Avenue. This impressive project will be completed for the Fall of 2018 featuring 4 bedrooms and 4 baths. This high end condo will have an elevator, ocean views, and top of the line finishes. **Asking \$1,895,000**

CUSTOM NEW CONSTRUCTION



Gavranich 5 bed, 3 bath 1st Floor in the heart of the Goldcoast. The 1,946 sq. ft. condo is situated on a 60' x 90' corner lot. Interior features gourmet kitchen, hardwood flooring, and custom wood working. **Asking \$1,399,000**



**GOLDCOAST AREA
GAVRANICH BUILT**

5 bedroom 4 bath second floor condo situated at 20th and Central. Built on an oversized 60' x 100' lot, this unit boasts 1,824 square feet, cathedral ceilings and dormers, beautiful kitchen, nicely sized bedrooms, hardwood floors, and enclosed staircase. **Asking \$1,139,000**

2121 Asbury Ave.
Ocean City

(609) 399-7036

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www.marragency.com



Joseph Sheppard, Brian Logue, and Julia Key
The Sheppard Team



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HomeServices

Fox & Roach, REALTORS®

5501 West Ave • Ocean City, NJ

www.OCJS.com

Office: 609-399-0066

Cell: 609-602-0501



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The Sheppard Team: If you would like to know the value of your home and do not want to pay to find out, or waste your time with inaccurate online property value estimates, please do not hesitate to call, email, text or write. We will gladly prepare an updated property value analysis with absolutely no return obligation. You can reach us directly at Team@OCJS.com or 609-736-4811. Don't forget, we also handle rental properties!



BAY CLUB - VIEWS!!!

336 Bay Ave #201 (OC) - Bayfront and recently reduced! This beautifully remodeled 4 bedroom 2 full bath Bay Club unit with gorgeous bay and sunset views comes fully furnished and equipped. The interior has an large, upgraded peninsula kitchen with cherry wood cabinets, new stainless appliances and gorgeous granite countertops. There is also a large great room with a spacious dining area and living room. Other updates include wood wainscoting and crown molding, wood floors and exquisite custom tiled bathrooms. All windows and sliders have been recently replaced. Building amenities include clubhouse, swimming pool, a floating dock, onsite storage, assigned parking for one car and is pet friendly. **\$455,000**



GREAT NEIGHBORHOOD

717 Breckley Ave - Marmora - Corner single family in great neighborhood. Beautifully appointed single family home in one of Upper Township's most desirable neighborhoods. This lovely home is located on a large corner lot in Marmora and has 3 bedrooms, 3 full bathrooms, a large dining room, living room, den and upgraded kitchen. Upgrades include granite counter tops, hardwood flooring, and stainless appliances including a double oven gas range with commercial grade hood vent. The exterior has a large fenced yard with lots of deck and porch space for entertaining and a storage shed. **\$369,000.**



CORNER BEACHFRONT

924 Stenton PI - OC - Beachfront Corner single family. Super clean and extremely rare corner beachfront single family home bordering the Gardens and Northend neighborhoods of Ocean City. This immaculately kept property boasts 4 large bedrooms and 3 full bathrooms. The first level includes an open concept layout with a fully equipped peninsula kitchen, spacious dining area, and beachfront living room with a built-in gas log fireplace. The master suite is also a HUGE waterfront escape with amazing Ocean Views and a luxurious master bathroom equipped with a large jet tub, double sinks, separate shower and skylights! The exterior of the property has multiple decks and balconies to maximize the panoramic beach scenery and outdoor beach living! Top it off with an outdoor shower and plenty of off-street parking, this home is turnkey and ready to go! **\$2,399,000**

Check out our sale and rental inventory at www.OCJS.com



BERKSHIRE HATHAWAY
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Fox & Roach, REALTORS®

Peter Madden

Broker / Sales Person

609-513-4781 Cell

609-399-0041 Office



421 Battersea Rd
Ocean City, NJ 08226

www.PeteMadden.com

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peter.madden@foxroach.com



NEW CONSTRUCTION - Ocean City Single Family near the bay. Featuring 5 Bedrooms, 4 Baths. Two Car Garage. **Call for more information! \$899,000**



NEW CONSTRUCTION TO BEGIN THIS FALL

This 3 story, Ocean City single family home will feature 6 bedrooms, 5 1/2 baths, 2 car garage, front and back decks, and an elevator. **\$2,750,000**

STUNNING TURNKEY DIRECT OCEAN FRONT with views all the way to Cape May. Newly remodeled Tommy Bahama themed 2 bedroom, 2 bath Ocean City unit which sleeps 7. Custom designed Kitchen, split bedroom layout for maximum privacy. Master bedroom en suite. Beautifully furnished, 24/7



security, heated pool, on-site management, easy access to the beach and boardwalk. Comes with parking spot. **\$895,900**



COASTAL ELEGANCE ABOUNDS in this Garden's Plaza 2 bedroom, 2 bathroom ocean front unit. Enjoy an ocean breeze on your private deck with views of the ocean and boardwalk. Custom detail and amenities throughout unit along with marble flooring and new heat/ac unit! Heated pool, fitness center, 24/7 security, on site management, beach and boardwalk access. **\$990,000**



WELL MAINTAINED AND IMMACULATE Second Floor 4 bed, 3 full bath condo in the Northend OC. Just one block from the beach. Maintenance free vinyl siding, large front deck, back deck, attached garage parking with off street parking. Open concept kitchen, ack two bedrooms have their own private deck, and large master suite on 3rd floor. Never been rented, but great rental potential. **\$749,999**

BEACH BLOCK. Built in 2003 this Northend OC 2nd floor condo features 4 bedrooms, 3 baths, gas heat, central air, front & rear



decks, outside shower, garage, and steps to the beach! Beach block condo has a master suite on the 3rd floor with a front & rear decks with ocean views. Great rental history! Being sold furnished. **\$699,900**



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Don Wristbridge, MS

"An educated client is the best client"
Donald.Wristbridge@FoxRoach.com
(609) 377-7376 cell

(800) 220-6265 • (609) 399-0041

Don Ext. 15
421 BATTERSEA RD, OCEAN CITY, NJ 08226

Nick Marotta, ABR, GRI

"Personal Attention My Specialty"
Nick.Marotta@FoxRoach.com
cell (609) 412-0141



PERFECT PRIMARY OR SECOND HOME!

Ten year young 4 bedroom, 3 bath beauty has lots of upgrades. The main two levels have 9' ceilings, larger bedrooms, tons of storage, more comfortable space. A bonus, not counted in "bedrooms", third floor that can be easily closed off after those summer visitors come and go. If you would like to live comfortably and still have a place for all your visitors, young and old, this is the home for you. Close to a guarded beach, restaurants and taverns, and the Ventnor boards. You can ride your bikes for miles along the Atlantic Ocean on the safe and convenient boards. Ask Don about the 2-10 Home Warranty! **\$699,000.**

OLD OCEAN CITY CHARM!!! DUPLEX



1st Fl. consists of 2 Bedrooms & 1 Full Bath. Enclosed Front Porch. Enclosed Outside Shower. Electric BB Heat...Window A/C Units.

2nd Fl. consists of 4 Bedrooms & 1 Full Bath. Gas Heat and Central Air. All Appliances included on both floors and being offered Furnished minus personal items. Both Floors rent very well in summer.

This Duplex is right across from the 15th Street Beach & Boardwalk. Great Neighborhood. **Asking \$879,000.**
Call Nick 609-412-0141 for additional Information.



PLEASANTVILLE "CASH COW"

Analyze this property using any ROI calculation and you will be shocked. Rents listed are from most recent executed leases. Property is currently vacant. On top of the impressive returns, take a look at the overall condition of the property and you will be convinced **this is a Best Buy. \$122,900. Call Don NOW!**



FUN IN THE SUN!

What a Great vacation get-a-way! Fabulously located complex, close to the beach and boardwalk. Amenities; pool, elevator, covered parking. Upper floor, end unit with view of Ferris Wheel and Fireworks from a completely private deck. The property comes fully furnished and equipped. **\$215,000. Call Don TODAY!**

**Thinking of upgrading? Perfect timing!
Contact us today for a free consultation.**

email Donald.Wristbridge@FoxRoach.com • email Nick.Marotta@FoxRoach.com

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This beautifully appointed 1st floor condominium is located in Ocean City's most sought after GOLD COAST area and sits on a nice 50'x100' corner lot. This lovely home features:



- Huge Wraparound Front Porch
- Rear Deck
- Attached Garage
- Nicely Landscaped
- Just Steps to GOLD COAST BEACHES
- Easy walk to Boardwalk



- 5 Bedrooms
- 3 Full Baths + Full Cabana Bath
- Custom Granite Kitchen
- Center Island Breakfast Bar
- Custom Cabinetry
- Upgraded Stainless Appliances
- Hardwood Floors
- Gas Heat & Fireplace
- Central AC
- Central Vacuum
- Built-in Surround Sound
- Dining Area with Bay Alcove



GORGEOUS "NEW" BAY AREA SINGLE READY FOR SUMMER 2018! High-end, quality construction 5 BR (includes MBR & Jr MBR suites), 3 1/2 BA home with spacious Great RM, gourmet kitchen, beautiful finishes, 2-car garage & MORE! Yours just in time for summer @ \$799,900



NEW SOUTHEND CUSTOM BUILT 1st FL CONDO ON AWESOME CORNER LOCATION! Stunning 4 BR/2 1/2 BA beauty features open layout, hardwood floors, granite counters, tiled baths & kitchen backsplash, 1-car garage & so much more! Too many features to list, call for plans & specs @ \$879,000



FANTASTIC 1ST FL CONDO, DESIRABLE GARDENS NEIGHBORHOOD. Sprawling 4 BR/4 BA home offers granite kitchen, custom cabinetry, cabana BA, spacious play room, elevator, private rear porch & large front porch with peeks of ocean. Make the move to one of OC's most charming oceanside streets, just steps to the beach @ \$1,198,500

Monihan has you covered from Beach to Bay, from North to South . . . whether buying now or in the future, let us help make your dreams come true!

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NEW CONSTRUCTION

BEAUTIFUL "NEW" SINGLE SOUTHEND ASBURY AVE. Located in OC's desirable Southend this custom designed home features 5 BR/4 1/2 BA, gas ht



& fpl, cent AC, ceil fns, hrdwd fls, kit with upgraded cabinetry & stainless apps, custom tile BA's, skydeck, enclosed private parking, beach shwr & easy walk to great beaches. Buy now & make custom selections @ **\$1,399,999**



SPECTACULAR NEW CONSTRUCTION. Custom single family home, across from the beach with ocean views in the deep Gardens neighborhood. Featuring 5 bedrooms, 5 full baths, 2.5 floors, elevator, chef's kitchen, pool, cabana. This home will surpass all expectations with the design, craftsmanship and amenities @ **\$2,295,000**



SPECTACULAR, ONE OF A KIND NEW CONSTRUCTION "3000" BLOCK CENTRAL AVE. Brand new BEACHFRONT duplex on huge lot, 5 BR/6 1/2 BA each fl w/gas ht & fpl, cent AC, hrdwd fls, custom kit w/state-of-the-art apps, cath ceil, huge great room, lrg OCEANFRONT decks/porches/patios, garg + off-street prkng, beach shwr, NO EXPENSE SPARED in this uncompromised masterpiece. See plans today! 1st fl **\$3,100,000**, 2nd fl **\$3,500,000**, duplex **\$6,599,000**

SINGLES ACROSS THE ISLAND



CHARMING SINGLE IN FANTASTIC GARDENS NEIGHBORHOOD. Located in the Garden's desirable east side, this classic Seashore home has 4 BR/2 BA w/gas ht, cent AC, fpl, hrdwd fls, wonderful wrap around porch/deck, 2-car atch garg & off-street prkng, close to beach + easy access to Long Port Bridge. Perfect year round home or summer vacation destination @ **\$989,900**



EXQUISITELY FURNISHED & EQUIPPED LIKE-NEW BAYFRONT SINGLE. 4 BR/3 BA w/soaring 2-sty cath ceil & balcony, expansive bi-level bulkhead deck on 37.5' front w/(2) deep water boat slips, 2-zone gas ht & cent AC, LR w/entertain ctr & gas fpl, formal DR, gourmet kit w/bayview breakfast bar, unique floorplan w/open bayviews throughout, 2nd fl Bayfront MBR w/gas fpl & deck, tile/granite/marble/hrdwd/stainless steel apps incl Viking range, the best! SEE IT, NOW **\$1,449,000**



CUSTOM BUILT SINGLE IN FANTASTIC RIVIERA NEIGHBORHOOD. Exquisite "Georgetti" built home on SUNNY LAGOON has 1st fl MBR suite, 4 en-suite BR's + 2 full BA's, multi-zone gas ht & cent AC, gas fpl, maple hrdwd fls, 3rd fl family rm, gourmet kit has cust cabinets/granite cnts/state of the art appls, open layout flows to lrg LAGOON FRONT deck w/multi BOAT SLIPS, retract awnings, sec system, & MORE! Great opportunity to live & play on the water @ **\$1,995,000**

2nd FLOOR CONDOMINIUMS



AFFORDABLE BAY AREA 1 BR/1 BA 2ND FLOOR CONDO. Great opportunity to own a weekend get-a-way in OC. Renovated condo features elec bb heat & wndw AC, ceil fns, solid cherry hrdwd fls, large eat-in granite kit w/tile fls, BA w/tile walls & fls, newer wndws, new roof in 2013, shared interior storage + exterior storage shed, beach shwr. Walk/ride to everything OC has to offer @ **\$157,900**

PRIME NORTHEND LOCATION, 2nd FLOOR CONDO. Part furn 4 BR/3 BA + full cabana BA perfectly located close to popular Northend beaches &



boardwalk features gas ht & fpl, cent AC, ceil fns, updated granite kit w/tile fls, private upper cottage MBR suite w/front deck, NEW front porch & rear deck, ex-lrg1-car garg + storage. Excellent rental potential & a location that can't be beat! @ **\$689,000**



2ND FL CORNER CONDO, OUTSTANDING SOUTHEND LOCATION W/OCEAN & BAY VIEWS FROM ALL DECKS. Nicely furn & well equipped 4 BR/2 BA w/gas ht & fpl, cent AC, cath ceil w/fns, center island kit, 1-car garg + prkng & beach shwr. Unique opportunity in perfect Southend corner location, strong rentals & easy walk to best beaches in OC @ **\$889,900**

DUPLEXES



UNIQUE GARDENS AREA DUPLEX UNDER \$500K. Rare find & convenient to desirable North St beach, this home has 2 BR/1 BA each fl w/wndw AC & sits on narrow lot w/a lovely fenced side yrd & patio area perfect for enjoying morning coffee, afternoon breezes & outdoor dining. Property offers endless opportunities... use 1 fl & rent other, rent both fls or renovate & enjoy year all round @ **\$449,500**



NORTHEND "800" BLOCK CLASSIC SEASHORE DUPLEX. Exceptionally well-maintained beach house features 2 BR/1 BA 1st fl w/gas ht & 4 BR/1 1/2 BA 2nd & 3rd fls each w/ wndw AC & cozy front porch w/awnings, beautiful wood finishes include original wainscot walls/fireplace mantel/built-in cabinets, off-street parking for 3+ cars, beach shwr. Unique opportunity to own a duplex in fantastic Northend neighborhood @ **\$650,000**



STUNNING "NEW" GOLD COAST AREA DUPLEX. Georgetti built 5 BR/3 BA each fl w/gas ht & cent AC, hrdwd fls, custom kitchens w/high-end apps & center island, raised ceils, LR's w/bay alcoves, lrg porches, separate entrances, oversized gargs + storage, beach shwrs, elev for 2nd fl. Fantastic location, short walk to finest OC beaches. BUY NOW, HAVE CHOICES @ 1st fl **\$999,900**, 2nd fl **\$1,189,900**, duplex **\$2,149,900**



894 Brighton Place, Ocean City, NJ

Donna Ang

Broker/Salesperson

Cell: 609-703-8970

1-800-628-9649 ext. 120

fax: 609-398-7836 • foxocnj.com

donna@foxocnj.com



MAJESTIC GARDENS SINGLE



Lovely Gardens Custom Corner. Absolutely stunning design, amazing curb appeal! Picturesque wrap around deck. Beautiful foyer, 1st fl. features an impressive private master suite a spa like master bath, an office, laundry room, convenient mudroom plus a 1 car attached garage. Grand staircase to an unbelievable 2nd fl. living space. Open floor plan includes H/W floors 2 balconies, a Formal Living Rm, Dining Rm a spacious Great Rm. gas fireplace, Gourmet kitchen with granite counters and half bath. 3rd fl boasts a den (this space could be converted to a bedroom) surrounded by 2 Large bedrooms. **MUST SEE! Beach Block location!!! \$1,599,000**

GARDENS OASIS NEW CONSTRUCTION



5 bedroom, 4 bathrooms plus theatre (media room) optional 6th bedroom. Smart home computer/TV, In-wall gas fireplace. Two large HD theatre screens, in great room and in media room. Three large decks, Master bedroom deck has views of AC. Heated gunite pool with stone waterfall, fire pit, and swim up tiki bar, 4 car garage Visit www.slopestosands.com for more info. Elevator shaft in place. Possibility for elevator exists. **\$1,599,000**

BEACHBLOCK 2ND FL. RENTAL MACHINE



Absolutely Adorable

4 bedroom, 3 bath, upper cottage in the beach block with great ocean views! Granite, stainless steel appliances. Private master bedroom with large deck, large garage, vaulted ceiling in the living room! Great Ocean City rental or 2nd home!! **Must see and sell! \$699,900**

COMMERCIAL / RESIDENTIAL OPPORTUNITY



Calling all 'Contractors' or Landscapers

Need Storage or Work Space? Northend Ocean City single family 2nd home (possible office) with detached 3 car garage! Huge 44x115 ft lot! Don't miss this fabulous investment! **Available immediately!! \$339,900**



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JOHN WOOLAM, RSPS

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It's time for you and your family to begin living the dream!



BOARDWALK AREA - \$729,000

Extraordinary 2nd floor centrally located and close to the beach, boardwalk and Asbury Ave. shopping. It features four large decks, including a roof top deck with a partial ocean view. Enclosed foyer entrance, enclosed o/s shower and oversized garage. Cathedral ceilings with skylights. **Call (609) 399-0066 MLS#495244**

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3160 Asbury Avenue, Ocean City, NJ



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GREAT VALUE SINGLE

1527 RT 9, Palermo - Great value for the location and money! This 3 bedroom 2 bath with a basement offers a nice front porch and rear porch overlooking yard. Move in condition but being sold AS IS. Buyer responsible for all inspection and repairs etc. Plenty of off street parking. Vinyl siding, with tilt in windows. Upper Twp School District And OC High School! Conveniently located. Call Ken 609.442.3850. **\$129,000.**



BEAUTIFUL 2 STORY

17 Ashcroft Ave, Seaville - 4 BR 2.5 bath two story home located in great neighborhood. Well maintained house on a large corner lot. Nice custom appointments, Family room w/ gas log fireplace, Master suite w/sitting/dress area. Large two car garage. Plenty of off street parking on the concrete driveway. 13 month Home Warranty of America Warranty. HWA. Conveniently located. Call Ken 609.442.3850. **\$369,900.**



INTERCOASTAL VIEWS

6 Somerset Lane, Ocean City - HUGE Single family home on sunny corner lot! Wonderful views of the inter-coastal from multiple decks. This 5 bdrm, 4 bath home features LARGE family room w/ fireplace, large eat in kitchen. Formal dining rm & study. Spacious Master Suite boasts dbl walk-in closets, fireplace, steam shower & Jacuzzi. Call Ken 609.442.3850. **\$899,500.**



MOVE RIGHT IN!

30 Luke Ct, Seaville - Beautiful street and home with four large bedrooms and two and half baths. Nice family room with gas log fireplace. Large kitchen, living room and dining room off the kitchen, Florida room. L-shaped deck, private rear yard with shed and fire pit and outside shower. Move in condition. Great Upper Township schools and Ocean City High School. Call Ken 609.442.3850. **\$334,900**

www.BuyTheShore.com



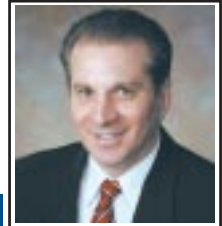
Ask for Bob Gullo, ABR

Broker/Manager
856-305-2091 cell
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email: Bob@BobGullo.com

www.BobGullo.com



FLANDERS OCEANFRONT

2BR/1BA Unit #714 • Offered at \$449,900

This direct oceanfront condo offers incredible panoramic ocean views! Beautiful pristine 2BR/1BA condo is fully furnished and equipped. Beautiful wainscoting on the walls and decor throughout. Flanders boasts one of the islands best rental addresses, too...if high investment income is what you are after, look no farther. This unit (#714) is one of just a handful of 2BR oceanfront units at the Flanders. The 2017 gross income was \$40,552.00 (would have been higher if not for owner use during the peak season).

www.Flanders714.com



OCEAN COLONY UNIT #405

2BR/2BA Only \$359,900

Gorgeous 4th floor, north-side 2BR, 2BA with renovated beautiful kitchen. Unit has views off the spacious balconies towards Atlantic City, the beach, boardwalk, ocean and the northern part of Ocean City. This fully furnished, fully equipped 2BR, 2BA comfortably sleeps 6 people, and it affords all the luxury amenities Ocean Colony has to offer...an adult and baby pool, a 22,000 sq. ft. pool deck, a sport deck with basketball court, lounges, fitness room, saunas, 4 elevators & game room.

www.OceanColony405.com



BISCAYNE SUITES #111

1BR/1BA \$209,900

Must see completely renovated unit at the beautiful Biscayne Suites. Upgrades include new granite counters, new carpeting new vanity and new furnishing. Full 1BR suite, w/ separate bedroom w/ a king bed, living room w/ a queen sofa-bed and kitchenette, centrally located in the heart of the beach and boardwalk area. Onsite rental program offers nightly rentals with daily housekeeping and linen service.

www.Biscayne111.com



309 CORINTHIAN AVE.

Incredible views without the high price! \$559,000

This 1st floor pristine condo is just steps to the famous Ocean City boardwalk with views that will surprise you at this price. 3BR/2BA with granite counters, hardwood floors, outside shower, front & rear decks and two car private garage parking. Excellent rental history!

www.309CorinthianAvenue.com

CUSTOM BUILT NEW CONSTRUCTION - 3BR, 2BR!



712 Ninth Street 1st Fl.

NEW CONSTRUCTION

3BR/2BA offered at \$629,900

Custom Built New Construction! Incredible 3BR/2BA with private entranceway and garage! High end finishes throughout including gourmet kitchen with upgraded cabinets, large center island, granite counters, tiled kitchen back-splash and stainless-steel appliances. Granite vanities in all baths, tiled tub/shower surround, beautiful master bath with large walk-in shower with rain shower head. Hardwood floors in living room, dining room, kitchen and hallway. Generous Crown moldings and chair rail. Ceiling fans and cable in all bedrooms. Professionally designed landscaped yard with sprinklers.



Ask for Jeni or Joe



Vacation Rentals
Jennifer Bongiovanni
609.442.2273
 jenibongiovanni@gmail.com



Sales
Joseph Babcock
609.513.2519
 mainstjoe@yahoo.com



TO BE BUILT CUSTOM BUILD BY BETTER HOMES

5 bedroom 3 1/2 bath on huge 55x120 lot. Property has full on views of marsh, bay, Atlantic City Lights. Build to include elevator, hardwood floors, stainless steel app, upgraded kitchen, tile master baths, and more. Lot has endless potential tons of out door space (room for pool) . Get involved NOW and build your dream home Call for plans & specs. \$915,000



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ONE BLOCK TO BEACH - MOVE RIGHT IN!!



This Sand Pebbles 2 bedroom, 1.5 bathroom condo has a townhouse feeling with 2 levels. Main level has open kitchen concept, dining area, living area and half bath / Washer & Dryer. Second floor host 2 large bedrooms & full bath, Central air, electric heat, fireplace, new paint, new carpet. Off street covered parking space. 1 block to beach, boards & steps away from shopping, restaurants, entertainment & downtown Fully furnished, turn-key. **\$297,000**

NEVER RENTED - PRICED TO SELL!



4 bedroom 2 1/2 bath 1st floor 40x115 lot. Property located in great OC location (little Italy) Property offers hardwood floors, granite counter tops, SS appliances, tile back splash, Upgraded cabinets, Xtra large great room, Covered front deck, Nice sized bedrooms, Huge Master W/ double closets, Nice sized back deck, Outdoor shower, No maintenance exterior, Locking private storage, Xtra large garage, Property is being sold fully furnished (move in ready) . **\$529,000**



3rd HOUSE OFF THE BEACH!! XTRA CLEAN

3 Bedroom 2 Bath
Southend of Ocean City!!!

1st Fl, 3rd house off beach never rented , shows pride of ownership, hardwood floors, granite counter tops, upgraded baths, garage, off street parking, being offered partly furnished. This Is A Must See In OC. **\$619,000**



CUSTOM BUILT BAY AREA WITH BAY VIEWS

4 bedroom 3.5 bath (2 Master Bedrooms) upside down single family. Build includes elevator to all floors , stainless steel appliances , hardwood floors , large deck off 35' x 14' family room built in fireplace / bay view , decks off both master bedrooms, tile baths , cedar impression siding on the whole house, 2 car garage w/ alley access, xtra large storage (bonus room) .
Still time to pick out finishes . \$915,000



Ellen McGonigle

Long and Foster, Ocean City

(609) 602-7507 cell
 (609) 398-6764 fax
 ellenocnj@comcast.net

(609) 398-6762

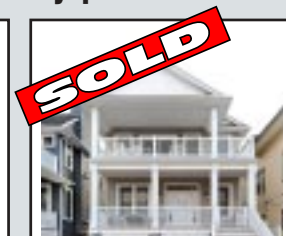
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If you are thinking of buying or selling your home it would be my pleasure to work for you!



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SOLD FOR
\$725,000



425 Asbury 1st Fl
SOLD FOR
\$480,000



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\$975,000



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PATRICK A. HALLIDAY

SOUTH JERSEY REAL ESTATE SPECIALIST

Cell: 609-602-3917

609-957-6787

Pat@PatrickHalliday.com

754 Asbury Avenue • Ocean City, NJ

PatrickHalliday.com



REDUCED



MAGNIFICENT BAYFRONT

This one of a kind property offers over 200' of water frontage with the breathtaking, panoramic views overlooking the Atlantic Ocean and the Great Egg Harbor Inlet. This unique home features 5 bedrooms, 4 bathrooms, a gourmet kitchen, spacious floor plan and a huge waterfront deck with an in ground pool, large pier and ample docking for 3 boats. **\$1,999,000**

Call Patrick Halliday 609-602-3917 for details!

NEW PRICE



CHARMING SOUTHEND RETREAT

This charming 2nd floor condo is located in Ocean City's desirable Southend. This property features 3 bedrooms, 2 bathrooms, a spacious floor plan, beautifully finished interior, vinyl siding, central air conditioning, gas heat, outside shower, off street parking and is located just a short walk to Ocean City's famous southend beaches. **\$399,000**

Call Patrick Halliday 609-602-3917 for details!



LUXURIOUS CONDO

Better than new construction, this luxurious first floor condo is located in the Heart of Ocean City. This custom designed and decorated property features 5 BRs and 3 BAs, hardwood floors, built-in gas log fireplace, high-end kitchen cabinetry, granite counter tops, custom tiled back-splash, stainless steel appliances and much more. Walking distance to Ocean City's famous Boardwalk and Beaches! Tremendous rental property and investment or for personal use. **\$699,000**

Call Patrick Halliday 609-602-3917 for details!

REDUCED



IMMACULATE GARDENS RETREAT

This exquisite Garden's home features a spacious floor plan with 2,700 sq feet and 3 floors of living space, 4 bedrooms, 3.5 bathrooms, a breathtaking gourmet kitchen, fenced-in-yard, expansive wrap around deck, water views and much more. This is a rare opportunity to own a truly unique home in Ocean City's exclusive Gardens Neighborhood. **\$899,000**

Call Patrick Halliday 609-602-3917 for details!



IMMACULATE GARDENS RETREAT

This luxurious single family home is located in the exclusive Gardens neighborhood on a quiet street. features include 3 bedrooms, 3 bathrooms, hardwood floors, gourmet kitchen, granite counter tops, stainless steel appliances, custom tiled backsplash, beautifully tiled bathrooms, spacious fenced in yard and much more. **\$849,000**

Call Patrick Halliday 609-602-3917 for details!



BEAUTIFUL OCEANSIDE RETREAT

This luxurious ocean side retreat features beautiful hardwood floors, a gourmet kitchen, granite counter tops, stainless steel appliances, custom tiled bathrooms, private parking, a spacious floor plan and much more. Located just steps from one of Ocean city's finest beaches. 1st fl: **\$749,000** 2nd fl: **\$799,000**

Call Patrick Halliday 609-602-3917 for details!

"Making your Dream Home a Reality!"



ATTENTION TO DETAIL

\$3,349,000 - Boasts 5 Br, 4 Ba, 2 powder rms. Stunning living & dining areas, accented w/ custom wood trim, chef's kitchen w/ large center island, appliance package, walk in closet, distinctive inlaid hardwood floors, upgraded Anderson windows! Three story home shows attention to detail! Call 609-399-8200 MLS#501654



COMING SOON!

\$2,399,800 - Coming Soon! Act now & select finishes! Coste Builders custom 5BD/BA 2nd Flr Condo Ocean Views & ELEVATOR also 5 BD/4+BA 1st Flr Condo Featuring Private ELEVATOR Located in Prestigious Gardens Neighborhood. Perfectly. Buy the Whole Building, Use One Unit & Rent Other Unit. Call Now to Learn More! Call 399-0041 MLS#503687



BEACHFRONT

\$2,399,000 - Super clean and extremely rare corner beachfront single family home bordering the Gardens and Northend neighborhoods of Ocean City. This immaculately kept property boasts 4BD and 3BA. The master suite is also a HUGE waterfront escape with amazing Ocean Views. This home is turnkey and ready to go! Call 609-399-0066 MLS#505720



BAYFRONT IN NORTH END

\$1,750,000 - on 45 X 103 ft. Lot with Bay Views! Current Duplex w/ 3 Bedrooms, 2 baths in each unit. Sprawling Back Deck 5 Years young w/ Custom Mahogany Benches, an In-Ground Pool & Hot Tub. This Property has Newer Bulkhead w/ Marine Backer Piling and 27 ft. Boat Lift. Being Sold "As Is" Call 609-399-8200 MLS#502407



BEAUTIFUL GARDENS GEM

\$1,399,900 - Features 4 Bedrms, 2 Bathrms, Spacious Floor Plan, Gourmet Eat-In Kitchen, Formal Dining room, Laundry Room, Gas Fire Place, Office on Second Floor, Third Floor open Layout to Large 4th Bedroom, Hardwood Flooring Downstairs and Carpeting Upstairs and lots more! Call 399-8200 MLS#505501



NEW CONSTRUCTION

\$1,249,900 - Coming Soon! Act Now & Select Finishes! Coste Builders Bringing you a Custom 5BD/5BA 2nd Fl. Condo Boasting Ocean Views & ELEVATOR. Located in Prestigious Gardens Neighborhood. Perfectly Situated Just 1 block from Beach & Short Walk to Boardwalk Entrance at St. James Place. Call Now to Learn More! Call 399-0041 MLS#503688



WATERVIEW

\$1,175,000 - Capture marvelous comforts in this gorgeous 4BR/2+BA Craftsman-style. This magnificent home provides cathedral ceilings, great room. Swimming pool. Whirlpool tub, work island. Boat slip. Lovely details throughout! Community spa. Call 609.399.0041x28 MLS#499284



NEW CONSTRUCTION

\$1,149,900 - COMING SOON! Act Now & Select Finishes! Coste Builders is Bringing you a Custom 5BD/4+BA, 1st Flr Condo w/ELEVATOR Located in Prestigious Gardens Neighborhood. Perfectly Situated Just Down the Block from Beach & Short Walk to the Boardwalk Entrance at St. James Place. Call Now to Learn More! Call 399-0041 MLS#503689



SINGLE FAMILY

\$1,099,000 - Luxurious Home in Heart of the Gardens in Ocean City. 4BD/2+BA Spacious Flr Plan, Gourmet Kitchen w/ Granite Counter Tops & Stainless Steel Appliances, Custom Tiled Bathrms, Hrdwd Flrs & MUCH MORE. Enjoy the Ocean Breeze on One of the Large Exterior Decks or from the Spacious Fenced in Rear Yard. Call 609.957.6787 MLS#491986



NEW CONSTRUCTION

\$945,000 - 1 block to the beach! First floor feats 4 b/r & 2 Full Baths. Boasting an ELEVATOR! H/W flooring, Granite Countertops, SS App, Gas Heat, Central Air, Fireplace & Custom Molding. Exterior Amenities, Rear Alley Access, Outside Shower, Garage, Storage, Spacious Porch, & Rear Deck! Call 609-399-8200 MLS#502097



CENTRAL OC

\$949,900 - Finally a single close to beach that is newer construction under \$1,000,000! Main level of home has living room w/ fireplace, dining room & custom kitchen w/ granite countertops & tile backsplash. First level offers Master suite & additional full bath and 2nd bedroom. 2nd Floor has 2BR & full bath Call 609-399-0066 MLS#503823



SPECTACULAR 5 BR

\$899,900 - Newer 5 bedroom! 1st floor beauty features; 5 beds/4 bathrooms, gourmet kitchen, hardwood floors, gas heat, a/c, front & rear decks, cabana room, garage, plantation shutters, gas fireplace, and so much more. mikecontino.com Call 609-399-8200 MLS#505554

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NEW CONSTRUCTION

\$789,000 - Fully Custom New Construction 2nd Floor Features: 2 Stories w/Private Master Suite upstairs, 4BA/3BA, Lrge Front Deck, Private 3rd Floor Master Viewing Deck, Hardwood Flooring, Gourmet Chef's Kitchen, Stainless Steel Appliances, Call 399-0041 MLS#499788



NORTHEND

\$729,000 - This magnificent unit features spacious and luxurious living, dining and bedroom space. Four large decks providing balconies for the bedrooms, a rooftop deck with a partial ocean view, and a wrap around front porch. Enclosed foyer entrance stairway, cathedral ceilings with skylights. Call (609) 399-0066 MLS#507229



GARDENS SINGLE FAMILY

\$699,000 - House IS on Lg lot w 64 ft frontage. Features 3BD/1BA, Living Rm, Dining Area, Kitchen w/Upgraded Cabinets & Granite Countertops, Hrdwd Flrs, 2 Living Areas, G/H, & C/A.Garage for Storage, Front Porch, 2nd Flr Rear Deck, Fenced in Backyard. Located in One of the Mostdesirable neighborhoods. Call 609.399.0041x37 MLS#500561



FANTASTIC 4 BR

\$667,500 - Fantastic 4 Bedroom Condo! Features; 4 Bedrooms/3 Baths 2nd & 3rd floors w/private elevator, Gourmet Kitchen w/ Granite, ceramic Backsplash, Newer appl, Lg front & rear decks, Hardwood fls, Fully furnished, Great rentals & Location mikecontino.com Call 609-399-8200 MLS#500154



SOUTHEND

\$640,000 - Elevate Your Expectations with this Unassuming Power House Duplex! Efficient, Classic, Modern- Updated from Top to Bottom- but with that Coveted OC Charm; this Home has it ALL. Solar Panels, High Efficiency HVAC Mini-Splits, Original Hardwood Flooring, A Separate Apartment Upstairs. Call 609-399-0066 MLS#503881



JUST LISTED!

\$499,900 - Stunning Shore Home! Centrally located 2nd Floor condo featuring 3BR/2BA, large front & rear decks, cathedral ceilings, off-street parking & more! Strong rental history, perfect for investment or personal home. Close to boardwalk, shopping & 3 blocks from the beach. www.KevinDeCosta.com Call (609) 399-8200 X 131 MLS#504219



OC SINGLE FAMILY

\$479,900 - Exceptional Single Family Home in desirable Ocean City Home Development. This home shows immaculate and offers 4 bedrooms, 1.5 baths, El kitchen, dining rm, family rm & living rm w/ additional sun room with vaulted ceilings. Current layout would accommodate adding a Jr. Master suite on the 1st Flr. Call 609-399-0066 MLS#502871



BONUS SPACE

\$475,000 - GARDENS PLAZA - 1 Bedroom with extra bonus area and 1 Bathroom. Views of the ocean, and Atlantic City. Heated pool, fitness room, 24/7 Security, Bike room available to conveniently store your bicycle, lower level storage locker. Call 399-2402 MLS#492214



BAY VIEWS & SUNSETS

\$435,000 - Enjoy bay views & sunsets from 2 spacious decks in this 4 bedrm, 2.5 bath townhome. Hardwd flrs, cathedral ceilings, skylights, wood burning fireplace & gated back yard. Fresh paint throughout, new ductwork, new w/d, new vinyl railings on decks & exterior stairs. Two car parking & storage. Call 609-399-8200 MLS#502608



GOLDCOAST

\$419,000 - Goldcoast Townhouse situated on the bike path close to beach and boardwalk! Spacious layout offers 1st flr eat in kitchen, dining area, living room, powder room and rear florida room. 2nd floor has 3 spacious bedrooms, large full bath, laundry room. Call 399-0066 MLS#505436



COZY CONDO!

\$417,000 - Oversized 2nd flr condo w/ many recent upgrades. 3 bedroom 2 Bath - Lg rms, eat in kitchen, lg great rm, Cathedral ceilings, covered front deck, & rear deck. Gas heat, central AC, large utility rm, off street parking for 4 cars. Enclosed outside shower and storage room. 40 x 115 Lot on the bike path Call (609) 399-8200 MLS#493699



IMPRESSIVE "COTTAGE STYLE"

\$394,900 - Impressive 2nd Flr "OC Cottage Style" that has been completely renovated w/ custom carpentry and a nautical feel that will get the attention of your Buyers! 3 bedrooms, 2 full custom baths, gas heat, central air. Kitchen features stainless steel appliances, granite countertops. Open floor plan with hardwood floors throughout. Large front deck, shed, off street parking. Sold mostly furnished! Call (609) 399-0066 MLS#502964

Weichert, Realtors®

The Asbury Group

Locations in Ocean City and Atlantic City

660 Asbury Avenue,
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Office: 609-398-4400

524 Pacific Avenue,
Atlantic City, NJ 08401
Office: 609-344-6200

Toll Free: 800-398-5040

Website: WeichertOC.Com

Email: info@weichertoc.com



NEW CONSTRUCTION OCEAN CITY

Excellent opportunity to own new construction in the much desired North-end of Ocean City. This 4 Bedroom, 3 Bath property is offered with exquisite craftsmanship from one of the area's premier developers. Features a shared elevator that lands at each floor. The property is situated one block from the beach and famous OC boardwalk. The three story townhouse design gives maximum privacy and serenity in an area populated with traditional duplexes. **\$869,000. JOHN MOORE, JR - Cell: 609-705-3360**

FANTASTIC RENTAL HISTORY OC

Completely remodeled home is well maintained, offers charm and a fantastic rental history of over \$35,000 last season! Located in the historic district and just 3 blocks from the beach and boardwalk. 6 bedroom and 2 bathrooms. Mini-split system for heating and cooling. Welcoming wrap-around



front porch, sunny open living room/ dining room, living room and dining areas 9' ceilings, recessed lighting, open floor plan and spacious eat-in-kitchens with SS appliances. The second floor features 3 bedrooms and a full bath. 3 bedrooms on the third floor. Outdoor shower. A great rental investment or an opportunity to own your own beach house. **\$549,900. LOIS JACOB - CELL: 610-310-8537 or DAVID JACOB - Cell: 610-310-8096**

SPECTACULAR OCEAN VIEWS OC



Spanning entire coastline from rare Roof Top Deck! Steps to the Beach! Built by one of OC's finest builders - Joseph Gavranch, this Oceanside, Custom built 2nd Floor, 4 Bedroom, 2 Bath Shore Home hits all the bells and whistles! Custom cabinets, granite oversized island, SS appliances, custom backsplash, temp controlled wine cabinet. Stunning Roof Top Deck exclusive to 2nd floor, oversized front deck, rear deck shared by master suite and 2nd bedroom, oversized storage room, enclosed garage with additional parking, outside shower. Never rented. however, the income potential is Enormous. **\$889,900. SUSAN GARDNER - CELL: 609-425-5337**

OC GOLD COAST DREAM

A 1st-floor Unit On A Block That Offers Easy Accessibility To One Of The Best Stretches Of Beach On The Island. Finely Updated, Fully Furnished, Open-concept 3-bedroom, 2-bathroom Unit On A



Large, 40 x 115 Lot Along Haven. This Unit A Modern, Yet Traditional Feel With A Center Island In A Kitchen With Updated Cabinetry And Countertops, Hardwood Floors, Spacious Dining & Living Room Areas And Bedrooms Anderson Windows Throughout, A Removable Canvas Sun Shade On Large Front Patio and Gorgeous, Well-Maintained Landscaping. Gas Heat, C/A & Parking In The Back. Summer Or Year-Round Home. **\$599,000. DENNIS DEITCH - CELL: 215-275-0482**



GORGEOUS 5 BR GALLOWAY TWP

WOW! This gorgeous and immaculate two story, 5 bedroom, 3.5 bath Colonial house sits on a beautiful, wooded lot in a prime area of Galloway Township, close to Stockton University. Cathedral ceilings, walnut hardwood floors and a high end kitchen and sunken family room. Main floor plan is vast and very spacious...perfect for entertaining! The fifth bedroom is on the main level and features it's own full bathroom, making it a perfect in-law suite! Large two car garage and an additional detached garage, that can be used as a workshop. Master bedroom has a walk in closet and an additional 19'4" x 9'4" room that is ideal as a workout/yoga area or home office. Lots of storage space and a beautiful deck, overlooking the enchanting 4.9361 acre wooded lot...Bring your horses! Don't miss this GEM...it's move in ready! **MUST SEE! \$419,000. JOANNA DRISCOLL - Cell: 609-839-3121**



Pictures are sample photos from an identical finished property

NEW CONSTRUCTION AVALON

Get ready for one of the most beautiful new construction properties in Avalon. At 6 bedrooms and 5.5 bathroom and over 3500 square feet one of the quietest streets in Avalon, you will have expansive water/inlet views to enjoy from the four spacious decks. Three bedrooms and two baths, a bonus family room with wet bar, and utility room on the first level. Main level features 2 more bedrooms and 2.5 bathrooms and the open floor plan great room including a kitchen and a beautiful fireplace. Spacious master suite resides on the third level with a state of the art bathroom, bonus TV/office room, and two private decks. Three stop elevator. Backyard oasis with an in-ground salt-water pool, cabana bar and storage area, outside shower and beautiful landscaping. Don't miss this great opportunity! **\$3,250,000. JOHN MOORE, JR - Cell: 609-705-3360**



RE/MAX
At The Shore



GLORIA J. VOTTA, ABR, CRS, e-PRO, OCRES

Broker Associate

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BAYFRONT BEAUTY HAS IT ALL!

Looking for the perfect bayfront with all the improvements already done?



3 DECKS, POOL & BOAT SLIP!!

This 3 Bedroom, 2 1/2 Bath Ocean City bayfront beauty has it all!!! New hardwood floors, upgraded kitchen with corian counter tops, new baths with tiled showers and granite counter tops. Enjoy the bay breezes from one of the three decks. Plantation shutters in both living room and master bedroom. Exterior features a new roof, a/c, new fiberglass on decks, new deck and bulkhead. New Finger pier with railing. Pool deck and tiles in progress all assessments have been paid by current owner. **Call Gloria Today! \$639,900**



ATTENTION INVESTORS

3 Bedroom, 2 bath condo located in the center of America's favorite family resort.... Ocean City, NJ Current lease in place until Feb 2019. Buy now and collect the rental income. Great long term tenants. New Stove, Microwave and washer and dryer. Freshly painted. City has parking permits for area parking lots near by. **Don't Miss this one... Call Gloria. \$350,000**



STEPS TO BEACH & BOARDS

Picture yourself in this cozy Ocean City condo that sleeps six. Located steps to the beach and boardwalk. Enjoy the ocean views from the deck. Park the car and walk or bike to all of your favorite Ocean City attractions. Tastefully decorated. After a day on the beach relax by the pool or in the hot tub! **Buy now and collect the summer rentals! Call Gloria. \$245,900**

AMAZING BAY VIEWS & SUNSETS AWAIT YOU!



SOUTH BUILDING IN 500 BAY

Beautiful 2nd floor 2 Bedroom, 2 Bath unit with views of the Bay and Bay side Center. New Hardwood floors installed November 2017. New Carpet. Partially furnished. Plantation shutters throughout. Onsite Property management, large Pool, 2 Club rooms, and security make this a very sought after building. Watch the sailboat races from your private balcony. Perfect views for Night in Venice. And the Sunsets are amazing!! Nicely Landscaped property. **Call Gloria for your your appointment today!! Easy to show! \$325,000**

Let me help you make your dream of owning a beach property come true.



SAVE THE DATE

Sunset Cruise

Come Join us for a Sunset Cruise through Gardner's Basin Featuring Live Music by Love and Branca, Light Fare and a Cash Bar!

Tickets are \$50 per person.

WEDNESDAY JULY 25, 2018

7:30PM TO 9:30PM

GARDNER'S BASIN

CONTACT: DAMON BREADY

609-703-3030

BUY TICKETS ONLINE AT REACHOCNJ.ORG



SUNSET CRUISE JULY 25, 2018



KEVIN G. REDMOND

Broker / Manager

Call **609-513-6220**
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CHARMING & AFFORDABLE

Welcome to the Iconic DESMOND on the corner of 1st and Asbury Ave. You'll love this spacious three bedroom-one bath condo featuring an updated kitchen and bath, and well appointed decor making this a cute beach condo. Enjoy the easy walk to the beach, boardwalk and bay areas as well as the local shops along downtown Asbury Ave. Neighborhood stores and restaurants make to easy access to all your needs. Enjoy the outdoor space on the rear common area decks or the picnic area on the side yard. You won't find a better value on the island with 1,124 sq. ft of living space and with these amenities. Call today for your private showing. **Your beach condo awaits you! \$285,000**



PRIME CORNER LOCATION

Prime Corner location in the heart of Marmora. Great schools and close to OC beaches. Plenty of space in this large, meticulously maintained, two-story that also features a full basement, two car attached garage, enclosed porch, rear deck with retractable awning and plenty of outside space with 5-zone in-ground sprinkler system. There is a Master Bedroom and full bath on the main level along with LR, DR, Eat-In Kitchen, Laundry/Utility and a Den/Family Room with a fireplace. Second floor features 2nd Master Bedroom with dressing room/bath and two spacious bedrooms and 3rd full bath, small bonus room/office with walk-up attic access. There is additional attic/storage access above the garage which is accessible from the second floor of the main house and from drop down stairs in the garage. Recent upgrades to the property include new roof and newer Rinnai Tankless Water Heater. This property is easy to show with proper notice. **\$349,000**

DOWNTOWN TOWNHOUSE-\$479,000

Pride of Ownership in this vintage Ocean City townhouse nestled in the heart of the downtown. This property has been lovingly cared for and in the same family for over 50 years. Property features both front and rear decks with plenty of inside and outside storage. This classic 3-story floor-plan is complete with 5 spacious bedrooms and 2 full baths; 3 bedrooms on the 2nd floor along with a full bath and 2 bedrooms and another full bath on the 3rd floor. Throw in another full cabana bathroom off the rear porch and there is plenty of room for a large family to enjoy this property. First floor features a full-size living room, separate dining room



and full kitchen with a combination pantry/laundry room off the side. Situated in the epicenter of Ocean City you are within blocks of the beach, boardwalk, restaurants, parks, shopping, and multiple places of worship. Ample off-street parking for two cars. This family is looking for the next generation of loving homeowners willing to continue the legacy and memories for the next 50 years. **Meticulously clean and move-in ready. Easy to show, make an appointment today.**



INCREDIBLE BAY VIEWS

Charming Bay Area Single Family Home with incredible Open Bay Views from across the street!! Beautiful two story living featuring 4 spacious bedrooms 3 full baths, large half bath complete with a extra-large upgraded kitchen featuring stainless appliances and a big center island. Enjoy the beautiful Hardwood Flooring, Gas Fireplace, Dual Zoned Heating and Air Conditioning, Laundry Room, and Plantation Shutters along with two front decks capturing the Open Bay Views, Rear back deck off 2nd Floor hall, Attached Garage, Shower Cabana, Private Outdoor Patio Setting and a fenced yard for extra privacy. Done at the beach? Just in time for a cocktail and sunsets to close-out the day. Come see for yourself!! **\$839,000**

NORTHEND SINGLE

Dreaming about that Single Family beach-house on a quiet street in Ocean City? Well looks like dreams do come true. You'll fall in love with this charming two-story home centrally located in the heart of the Northend Neighborhood with an easy walk to the beach, boardwalk, bay-front or shops on Downtown Asbury Ave. Located on a Single Family zoned street, this home features a front porch, original hardwood floors, two spacious bedrooms on the first floor along with a full bath. Second floor features a very large bedroom and an additional room currently being used as an additional living room/den and small kitchenette but was originally the fourth bedroom. The second floor also has a rear entrance in addition to the internal



staircase. There is a utility room/laundry room/mud room off the kitchen and between the two-car garage. The original home featured a large wooden deck on top of the garage that has since been removed but would make excellent outside space if it were added to this property. **\$569,000**



SOUTHEND CONDO

Ocean City Homes-The best kept secret in Ocean City is this Southend neighborhood. Not to many places where your kids can ride bikes and play stick-ball in the middle of the summer. Well appointed first floor condo featuring 3 spacious bedrooms and 2 full baths. Front and rear decks compliment the exterior with plenty of parking in the rear. Easy walk to the beach, back bay with a kayak or fishing in Corsons Inlet State Park. This is OC at it's best. **\$419,000**

A SPORTSMEN'S DREAM

If you're looking for a getaway to hunt wild turkey, deer and other small game, this is the place to be in Southern New Jersey... Port Norris. If you have some toys and want to do some 4-wheeling, there's room for that as well. Fishing? well not on this property but right down the road with several choices to drop-in or rent a slip. Need somewhere to store all the to ys? How about a 40X40 Fully alarmed and monitored Morton Pole Barn on one lot with electric and additional land for a home. Actually, two buildable lots on the road frontage complete with boring/perc and well tests and fully cleared. Large lot in back is mostly a meadow that could be farmed or leased to farming or build a peaceful dwelling with privacy. Other areas are wooded with natural ponds but no wetlands designation per DEP letter (upon request). Too many other options for this property to list here but clearly a large enough parcel to handle all of the above and much, much more. Hunting Season is right around the corner!! **\$175,000**



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(609) 407-4742 NMLS ID: 422634

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Home Mortgage Consultant
jerry.j.karinsky@wellsfargo.com
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