

OCEAN CITY BOARD OF REALTORS

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Volume 22 Number 3

Winter 2018



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Ocean City, New Jersey Real Estate A Shore Value[™]

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OCEAN CITY, NJ REAL ESTATE A Shore Value™

OCEAN CITY BOARD of REALTORS®

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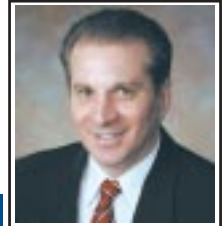
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Broker/Manager
856-305-2091 cell
(609) 399-5377

efax: 1-866-736-3469

email: Bob@BobGullo.com

www.BobGullo.com



FLANDERS #410 1BR/1BA

Reduced now offered at \$216,900!

This spacious & pristine condition condo comes fully furnished and equipped has a great rental history, large private bedroom, full kitchen and open living/dining areas and offers care free ownership. Beautiful new renovated bath! The FLANDERS Condominium Hotel is perhaps the best known, best run "condotel" in all of Ocean City. This beautiful boardwalk fronted building is steeped in tradition. It has been a part of the Ocean City skyline for almost 100 years. She offers all the conveniences of Hotel Living daily check ins via the front desk, daily maid & linens service, concierge service, pool, fitness Room, onsite restaurant, banquet center, spa and gift shop. Includes all furnishings. Flanders offer excellent rental income without the headaches of a typical rental property

www.Flanders410.com

832 6th Street 1st floor

4BR/2BA Offered at \$729,900



Beach block beauty!

This 4BR/2BA 1st floor condo is just 5 house from the boardwalk and has a great rental history. Large spacious kitchen with granite counter tops and stainless steel appliances. Large living room includes a gas fireplace. Four spacious bedrooms laundry closet, outside shower, front & rear balconies and private two car garage completes this wonderful opportunity. Saturday showings only 10:30-1:30 during summer rental season.

www.8326th.com



BAY-FRONT CONDOS

201 W 9th Street

Baybridge Condominiums is Ocean City's best kept bay-front community. The living is easy in this impressive, generously proportioned two bedroom 1st floor condo with incredible bay views. Features include BOAT Slip, newer bulkhead, pool, huge patio area, large private ground floor storage room for bikes, boating and fishing gear, two car parking (one covered) and building is pet friendly.

Unit #1 2BR/1BA 1st floor \$299,900 www.Baybridge1.com

Unit #6 2BR/1BA 2nd floor \$359,900 www.Baybridge6.com



OCEAN COLONY UNIT #735

2BR/1BA only \$379,900

Top floor unit with great ocean and Atlantic City skyline views. This magnificent 1BR condo was completely renovated and reconfigured into a 1BR + a den/office with closet. Beautiful 42 inch cabinets with granite counters, under cabinet lighting, ceramic tile tub surround in bath, completely furnished and equipped. Ocean Colony is Ocean City's premier boardwalk front condo building. Amenities include heated pool, fitness center, community room, game room, sports court and private storage.

www.OceanColony735.com

CUSTOM BUILT NEW CONSTRUCTION - 3BR, 2BR!



712 Ninth Street 1st Fl.

NEW CONSTRUCTION

3BR/2BA offered at \$639,900

Now Fully Furnished & Equipped!

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.

www.7129thStreet.com



Ellen McGonigle
Long and Foster, Ocean City

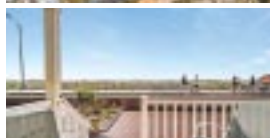
(609) 602-7507 cell
(609) 398-6764 fax
ellenocnj@comcast.net

(609) 398-6762

14 East 9th Street, Ocean City



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



LOCATION!! LOCATION!! LOCATION!!

Spacious 3 bedroom Beach-front property in the Heart of Ocean City's iconic boardwalk! This Bright, open, first floor is the perfect second home or Investment property. Featuring gas Heat, Central air, Gas fireplace, LARGE bedrooms, 2.5 Baths! Close proximity to downtown shopping and restaurants, but far enough away from commercial area to truly be one of the BEST spots on the island! **E-Z to show ! \$999,999**



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jenibongiovanni@gmail.com

Ask for Jeni or Joe



Sales

Joseph Babcock

609.513.2519

mainstjoe@yahoo.com



3RD HOUSE OFF BEACH

XTRA clean 3 bedroom 2 bath Southend 1st Fl, 3rd house off beach (master bedroom has view of ocean) 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! **\$609,000**



BRAND NEW CONSTRUCTION

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**

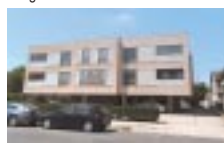


BEST PRICED 4 BR 2.5 BA

Never Rented 1st fl, Best Priced 4 bedroom 2.5 bath in area. 12 years young 40x115 lot. Great OC location. 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, No maintenance exterior, Locking private storage, Xtra large garage, Sold fully furnished - move in ready) . Priced to sell. Includes Home Warranty at closing . Property condition disclosure on file. **\$509,000**

1 BLOCK TO BEACH & BOARDS

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, xtra parking spaces on property Sold fully furnished, turn-key and move in ready. **\$292,000**



WIDE OPEN OCEAN VIEW

A Must See In OC. This 4 bedroom 2 bath rental machine produced 50k in 2018 with owners keeping 2 weeks (58k+ rental potential) Super clean, furnished and ready for 2019 season. Property located across from fishing pier no worries on losing that view. Don't miss out on a dream property. **\$799,000**



BAY VIEWS

Custom built bay area single family with bay views, 4 bedroom 3.5 bath (2 Master Bedrooms). Elevator to all floors, tile entry, tile baths w/ granite counter tops, SS appliances, large deck off 35' x 14' family room w/ fireplace (bay view) , decks off both master bedrooms , 2 car garage w/ xtra storage (alley, xtra large storage (bonus room) . **NOW \$875,000**





KEVIN G. REDMOND

Broker / Manager

Cell 609-513-6220
609-398-6762

KGRedmond.com

14 E. 9th Street, Ocean City 08226

Kevin.Redmond@LNF.com

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CELEBRATING
50 YEARS



LONG & FOSTER®
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SHORT WALK TO BEACH

Awesome second floor condo in the desirable South-end of Ocean City with a very short walk to a beautiful beach. Walking distance to many other important locations in that area; Dog Park, Post Office, Uncle Bills, Aunt Betty's and New American Legion Post. Property features large living room with an adjacent dining area. Kitchen area is complete with a large walk-in pantry. Laundry area in the hallway as well as a hall bath. Spacious bedrooms on the north side and a master bedroom with a master bath complete the living area. There is a rear door in the master bedroom leading to a rear staircase for a private roof-top deck, exclusive to the 2nd floor owner. Ground floor amenities include an outside shower and storage area along with off street parking for two cars. **\$429,000**



NEW PRICE

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 it 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! \$275,000**



NEW PRICE

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! **\$799,000**



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.**



NEW PRICE

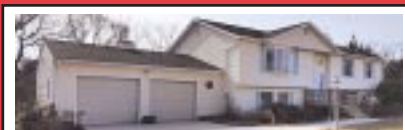
SOUTHEND CONDO

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. **\$409,000**



PRIME CORNER LOCATION

Heart of Marmora. Great schools and close to OC beaches. Plenty of space in this large, meticulously maintained, two-story that features a full basement, two car attached garage, enclosed porch, rear deck, plenty of outside space with sprinkler system. Master Bedroom and full bath on the main level along with LR, DR, Eat-In Kitchen, Laundry/Utility and a Den/Family Room w/FP. Second floor 2nd Master BR w/bath, two spacious bedrooms and 3rd full bath, small bonus room/office with walk-up attic access. Additional attic/storage access above the garage which is accessible from the second floor of the main house. Recent upgrades. **\$349,000**



CMCH SINGLE

You'll love the privacy and location in a small cul de sac across from Jessie Creek Winery. Centrally located off of Rt. 47 and easily accessible to downtown Court House area via Hand Ave. Main living area is all on one floor and a full basement/family room makes for an excellent floor plan and spacious family living. Living Room and Dining Room are just off the kitchen with glass sliders out to rear deck. Master Bedroom complete with a master bathroom and the other two bedrooms are equally spacious. The extra-large finished basement w/walk-out access to the rear yard and double bay garage. Basement also has a laundry area, family room and another area with a workbench or can easily be additional expansion of the family room. Concrete driveway. Grounds are lined with trees and provide privacy. **Great opportunity for primary housing or for Second home owners looking to be close to the SJ shore beaches, boardwalk or back bays. \$278,500**

A Name You Can Trust with the Personal Attention You Deserve! 609-513-6220



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GREAT CORNER BEACH FRONT

\$2,100,000 - Great Corner Beach Front. 50 x 100 lot. Has panoramic views, updated kitchen, 5 bedrms, 3.5 baths, ocean front porch, attached garage. Sunken living area w/fireplace, kitchen w/lg center island, stainless appliances & backsplash. Master bedrm w/private bath and balcony, 4 additional large bedrms. Call 609-399-8200 MLS#502492



BEACHFRONT BEAUTY

\$1,850,000 - Goldcoast townhouse features 5 Bedrms, 4.5 Bathrms, Cathedral Ceilings, Gourmet Kitchen with Center Island, Skylights, Open Floor Plan, Dining Area, Great Room, Walk-In Closet, Lg FiberGlass Decks w/ Breathe taking Beach Front Views!!! Don't miss out on the opportunity to own a beachfront beauty!! Call 399-8200 MLS#505659



LUXURIOUS 4 BEDROOM

\$1,499,000 - Verify for yourself the charms of this luxurious 4BR/3BA two-story. Exceptional residence providing a graceful elegance. Work island, fire sprinklers. Indispensable automatic sprinkler system, boat slip. Entrancing home with beautiful design. Call 609.399.0041x37 MLS#510930



BEAUTIFUL 4BR SINGLE

\$1,350,000 - Beautiful Single w/ 4 beds, 4.5 baths & 3 levels of living space. Chef's kit w/granite counters, Subzero fridge, Wolf Range, Custom Molding, coffered ceilings & hardwood flrs. 2nd fl features a laundry rm. Luxurious master ste w/ lavish whirlpool tub overlooking the see-through fireplace, & garage! Call 609-399-8200 MLS#506818



PRIME BEACH LOCATION

\$1,249,000 - The work is done! Get in now and collect \$\$! Features 5BRs 3BRs, 2nd floor condo with 3rd floor upper-cottage private master-suite. This layout makes for stunning wide-open ocean views from every floor & deck, front and back! Enclosed garage, prime beach location, exquisite water views, income! Call 609-399-8200 MLS#503117



5 BR WITH ELEVATOR

\$1,099,900 - 5BR/3+BA an elevator, 4 decks, quartz countertops, stainless steel appliances, 42" cabinets, hardwood floors, 3rd floor master suite, Carolina beaded siding, two car garage, off street parking, and so much more! Upgrades on top of up Call 609-399-0041x46 MLS#506620



NEW CONSTRUCTION

\$999,000 - 4BD/2BA Approx 12 ft tall Great Rm Ceilings, Hrdwd Flrs throughout, Granite Tops, Custom Kitchen, Jenn Air Appliances, Custom Tiled Baths Including Tub Walls & Master Bath Shower w/Frame-less Shower Door, Garage, Contact Listing Agent & Get Involved with Selections, 2nd Fl also Available or Buy Both! Call 609.399.0041x28 MLS#506897



2 BLOCKS TO BEACH

\$899,900 - Stunning 2nd fl corner condo w/view of Ocean! Like NEW CONSTR & offers 4BR, 2.5 BA, fully furn, Kitchen w/ granite tops & back splash, cath ceiling, hw fl, Laundry Rm, g/h & c/a. 4 decks including rooftop, shower, storage area & garage! Great rental pot & only 2 blocks to beach. 800-437-3202 ext 150 Call (609)399-8200 MLS#509669



SOUTHEND STEAL

\$879,900 - Beautifully renovated 2nd Floor condo located in Ocean City's desirable Southend. Corner property features 4 bedroom, 2 bathrooms, a spacious floor plan with beautiful natural light, central air, gas heat, off street and garage parking, and short walk to the beach with unobstructed ocean views from the entire living area and large ocean-facing deck! Along with great rental history! Call 609.399.0041x23 MLS#510865



2ND FLOOR CONDO

\$849,000 - Perfect property for boardwalk and beach lovers! No need to cross busy streets to get your toes in the sand! This 2nd floor, four bedroom, two bathroom unit comes fully furnished and decorated, just in time for the summer season. Never been rented & easy to show! Call 609.399.0041 MLS#510220



SOUTH CORNER UNIT

\$815,000 - Enjoy breathtaking Sunrise & Sunset views, Ocean City & Atlantic City skylines all from this 2BD 2BA corner unit in The Gardens Plaza Condo located directly on the beach and boardwalk. Amenities include heated oceanfront pool, 24/7 manned security, fitness center, & on site management. Call (800) 615-1790 MLS#506845



BOARDWALK AREA

\$729,000 - A truly exceptional property featuring spacious and luxurious living, dining and bedroom space. All rooms are over-sized and tastefully furnished and decorated with upgrades throughout. Enclosed foyer entrance stairway, 4 large decks with balconies off the bedrooms, a wrap around front porch. Call (609)399-0066 MLS#507229

OCEAN CITY'S SALES LEADER with 4 OFFICES TO SERVE YOU!

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609-399-0066 • 1-800-345-7865

421 Battersea Rd.
609-399-0041 • 1-800-220-6265

921 Park Place
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OCEAN CITY 4 BR

\$644,000 - Gaze at the park and tennis courts instead of your neighbors porch in this 2nd floor 4BR 2BA unit. Upgrades include large rooms, hardwood flooring, granite counter tops, island kitchen, stainless appliances, built-in gas-log fireplace and an attached garage for plenty of off-street parking! Call 609-399-0066 MLS#510233



GREAT LOCATION!

\$629,900 - Custom 4 BR 2 BA Gold Coast condo. This unit has an inside stairway, granite, wide plank floors, upgraded stainless steel appliances. 2 decks, garage, FP, close to beach and boardwalk. This is different from most 4 BR's out there. Hurry, this won't last!! Call (609) 399-8200 MLS#506395



SOUTHEND 2 BR HOME

\$599,000 - If you ever dreamed of owning a seashore cottage, the dream has come true. Tastefully furnished and decorated this 2 bedroom, 2 bath home is in exceptional condition, and is a short walk to the pristine South End beach. You will be proud to call this your "Beach House". Call (609)399-0066 MLS#509530



GORGEOUS 2014 BUILD!

\$599,900 - High end 2nd Floor Condo w/ Roof top deck. Features; 3 Bedrooms, 2 Bathrooms, Hardwood Floors, Gourmet Kitchen, Granite, SS Appliances, 3 Decks, Garage, Parking, so many Upgrades - Call for Appointment! mikecontino.com Call 609-399-8200 MLS#510603



STEPS TO BOARDWALK!

\$579,900 - This fabulous 3 Bedrm, 2 Bathrm two-story condo is literally only steps away from the beach & boardwalk! Featuring a lge living area, eat-in kitchen, dining area, lg front porch and larger than average bedrms w/ plenty of closet space. Features off-street parking with a garage in a prime location. Call (609) 399-8200 X 131 MLS#505972



GREAT LOCATION

\$459,000 - Immaculate Top Floor Asbury Ave. Condo in the Heart of Ocean City. Unit features Three Bedrooms & Two Full Baths. Gas Heat...Central A/C...Gas Log Fireplace...Attached Garage and Fully Furnished. Turn Key. New Living Room Furniture and Carpeting thru out Unit. Excellent Rental Property! Call 609.399.0041x51 MLS#510943



NORTHEND RENOVATED 3 BR

\$389,900 - Impressive 2nd Flr "OC Cottage Style" that has been completely renovated w/ custom carpentry and a nautical feel. 3 bedrooms, 2 full custom baths, gas heat, central air. Kitchen features stainless steel appliances, granite countertops. Open floor plan with hardwood floors throughout. Call 609-399-0066 MLS#502964



2ND FLOOR CONDO

\$369,900 - Spacious 3 Bed 2 Bath second floor condo. Parking for 2 cars. Cathedral Ceilings. Large front deck. **MUST SEE!** Call 609.399.0041.57 MLS#509596



BEACHFRONT UNIT

\$351,000 - Completely renovated 1BR 1BA Top of the Waves unit! 1st floor direct beachfront unit with wood floors, crown molding throughout, new kitchen with custom cabinets, custom tile backsplash and a fully renovated bath with tile shower. Call 609-399-0066 MLS#510915

BEACH BLOCK CONDO



\$339,900 - Perfect beach block condo! This 2 bedroom 1 bath has one off street parking spot and private storage shed. The condo comes fully furnished and equipped, low maintenance and is move in ready. Close to the beach, tennis courts, playground, Wawa and Acme. Call 609-399-8200 MLS#509202



BEACH CLUB

\$248,000 - Turn-key investment property! Beach block, boardwalk area 3rd floor unit in The Beach Club Suites! Great rental income and onsite rental management! The unit has 1BR and 1BA, comes fully furnished and features a private balcony, spacious living room and equipped kitchenette. Call 609-399-0066 MLS#503810



CORNER UNIT

\$205,000 - Fantastic opportunity to make your Ocean City shore home dreams come true in this beautifully redone corner unit. Upgrades include new Anderson doors and windows, granite counter tops, stainless appliances, tile back splash, tile bathroom floor and wood flooring in the common areas of the condo. Call 609-399-0066 MLS#510364



**BERKSHIRE
HATHAWAY**
HomeServices

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REALTORS®**

Peter Madden

Broker / Sales Person

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BEAUTIFUL, WELL MAINTAINED 1ST FLOOR CORNER CONDO. Spacious 3 bedroom, 2 bath condo with front and back porch, with access to backyard front back porch, storage space, eat-kitchen, dining area, and assigned parking. **\$349,900**

NEW PRICE



END UNIT WITH OPEN BAYFRONT, 3BR 3BA. Two rear decks with corner views of the open bay, laundry room, private storage, 2-car parking. Newer bulkhead, deep boat slip, deck, walkways, vinyl siding, landscape, & paved parking lot. **\$850,000**



CHARMING END UNIT ON THE BAY IN FAVORITE HARBOR. Spectacular bay views, sunsets, two bedroom, one full bath, electric heat, wall & window conditioners. 2 car assigned parking. **\$349,900**

BEAUTIFULLY RENOVATED 2nd FLOOR CONDO LOCATED IN OCEAN CITY'S DESIREABLE SOUTHEND. This corner property features 4 bedroom, 2 bathrooms, a spacious floor plan with beautiful



natural light, central air, gas heat, off street and garage parking, and short walk to the beach with unobstructed ocean views from the entire living area and large ocean-facing deck! Along with great rental history! **\$879,900**

LOCATED ACROSS FROM THE BEACH IN THE SOUTHEND! Immaculate, redone second floor condo with ocean views. This condo features an open floor plan, 4 spacious bedrooms,



2 baths, completely redone kitchen with stainless steel appliances, front and rear decks, outside shower, garage and additional storage room. Just steps to the beach. Great rental potential! **\$899,900**

BUILT IN 2003 THIS NORTHEAST 2ND FLOOR CONDO FEATURES 4 BEDROOMS, 3 BATHS,



gas heat, central air, front & rear decks, outside shower, garage, and steps to the beach! This 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 with less personal items. **\$685,900**



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

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!



BEACHFRONT!!

5447 Central Ave 1B - Beachfront!!! Completely renovated 1BR 1BA Top of the Waves unit! 1st floor direct beachfront unit with wood floors, crown molding throughout, new kitchen with custom cabinets, custom tile backsplash and a fully renovated bath with tile shower. The exterior has outdoor showers, decks, lounge space, laundry area, storage, bicycle storage and off-street parking. **Direct beach access and a fantastic rental history. \$351,000**



2ND FLOOR CORNER UNIT!

3405 Simpson Ave - Fantastic opportunity to make your Ocean City shore home dreams come true in this beautifully redone corner unit with ballpark views! Upgrades include new Anderson doors and windows, granite counter tops, stainless appliances, gorgeous tile back splash, tile bathroom floor and wood flooring in the common areas of the condo. Owners only pay electric and cable while the condo fees include heat, water, sewer, maintenance and insurance. Located in walking distance to shopping, restaurants and the beach and with plenty of off-street parking, **this property is an affordable beach retreat in America's Greatest Family Resort. \$205,000**



BEACH CLUB SUITES!

1217 Ocean Ave - #343 - Turn-key investment property! Beach block, boardwalk area 3rd floor unit in The Beach Club Suites! Great rental income and onsite rental management! The unit has 1 bedroom and 1 bath, comes fully furnished and features a private balcony, spacious living room and equipped kitchenette with dining space. The building amenities include an elevated pool, onsite laundry facilities, bicycle storage, an elevator and amazing ocean views! Just steps to the beach and boardwalk and a short walk to everything else Ocean City has to offer, **this is the perfect investment property that you'll enjoy using yourself! \$248,000**

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



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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

Nick Ext. 51

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!



This 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 about the 2-10 Home Warranty!**

\$699,000. Call Don

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!

SOUTH END BEAUTY

Totally Re-Done 1st Fl. Condo in the South End of Ocean City



This Home features 3 Bedrooms & 2 Full Baths.... Gas Heat & Central Air.... Gas Log Fire Place....All New Stainless Steel Appliances.... Hardwood Floors.... New Kitchen & Bathrooms. Tastefully Decorated.... Attached Garage.... **Never Rented. Call Nick 609-412-0141 Today. Asking \$629,000.**

BEST BUY ON THE ISLAND!



This three bedroom / two bath, 2nd fl. has cathedral ceilings and great natural light. Nicely decorated and immaculately maintained. New gas heat and central air. Fully furnished and move in ready! Garage and an enclosed outside shower. **Perfect home for a young family! \$350,000 call Don today!**

ASBURY AVE. BEAUTY

Immaculate Top Floor Condo in the Heart of Ocean City



This Unit Features 3 Bedrooms & 2 Full Baths. Gas Heat... Gas Log Fireplace Central Air.... Attached Garage and Fully Furnished. Turn Key... New Living Room Furniture and Carpeting thru out Home. **Excellent Rental Property..... Call Nick 609-412-0141 Today. Asking \$459,000.**

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

Toll Free: 800-398-5040

Website: WeichertOC.Com

Email: info@weichertoc.com

CLOSE TO EVERYTHING!

This top floor OC unit is cute as a button, totally refurbished just a few years ago. It is close to everything: the beach, downtown, restaurants. Ready to move in as no rentals in place for this summer and hasn't been rented in many years. Just bring your clothes and personal items and move right in! Summer rentals would be around \$1500 a week! More for prime weeks! Current Yearly Insurances: Building - \$836. Flood - \$1748. Contents - \$402. **\$294,900. LOIS JACOB - Cell: 610-310-8537 or DAVID JACOB - Cell: 610-310-8096**



PRIVATE BALCONY!!

No walk By Porch! Great Price! Unit 16 is one of the premier quite/private units in Oceanside, located on the end corner of the building with a private balcony. The OC condo has been owner occupied, lovingly cared for, since it was purchased. Amenities include a great pool and spa area, covered parking, and a location that is absolutely close to everything. Park your car and relax and enjoy! This unit has newer paint and furnishings that includes a large queen size sleeper sectional, a queen size bed and a high top table. It also comes with two refrigerators, a full size for all your groceries and a small one for all your drinks!! This complex is open year round!! **\$235,900. LOIS JACOB - Cell: 610-310-8537 or DAVID JACOB - Cell: 610-310-8096**



NEW CONSTRUCTION NORTHEAST

Excellent opportunity to own new construction in the much desired North-end of Ocean City. This 4 BR, 2 BA 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. Elevator is on order and will be installed after the summer season. **\$849,000. JOHN MOORE, JR - Cell: 609-705-3360**

3RD HOUSE FROM BEACH!

Priced Reduced! WOW! Like Brand New! Spectacular Ocean Views spanning entire coastline from rare Roof Top Deck! Steps to the Beach! Built by one of OC's finest builders - Joseph



Gavranich, this Oceanside, Custom built 2nd Floor, 4 Bedroom, 2 Bath Shore Home hits all the bells and whistles! Custom cabinets, granite oversized island, , 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. Original Owner - never rented. Perfect Condition!!! **\$879,900. SUSAN GARDNER - Cell: 609-425-5337**



STEPS TO BEACH & BOARDS

You cannot beat the location of this 1 bedroom 1 bath condo in downtown Ocean City. Large living area with pull out couch, dining area and kitchenette. Bedroom features a queen bed and closet. Just steps from the famous Ocean City boardwalk, making your trip to the beach or amusements a breeze. This condo building has access to two pools on neighboring properties. One parking spot below and laundry facility on site. Condo can generate gross rental incomes approaching \$25,000/year. Rentals are run by a front desk, so just set it, and forget it, and collect the income. **\$214,900. JOHN MOORE, JR - Cell: 609-705-3360**

DUPLEX - CASH COW

This completely remodeled home with history, is well maintained, offers charm and a fantastic rental history of over \$70,000 last season! Beautiful property in located in the historic district, is centrally located and just 3 blocks from the beach and boards. Duplex consists of a 6 bedroom, 2 bathroom home. The second half of this duplex is a 5 bedroom, 4 bathroom home. Mini-split system for heating



and cooling. Welcoming wrap-around front porch, 9' ceilings, open floor plan and tasteful decor. Spacious eat-in-kitchens with new appliances. The second floor features a master suite with full bath in 700 Wesley as well as a second bedroom and additional full bath. 702 Wesley offers 3 large bedrooms on the second floor. Can be purchased as one property or all condo documents are already lawyer prepared. **\$1,050,000. LOIS JACOB - Cell: 610-310-8537 or DAVID JACOB - Cell: 610-310-8096**



RE/MAX
At The Shore



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

Broker Associate

(609) 398-7100

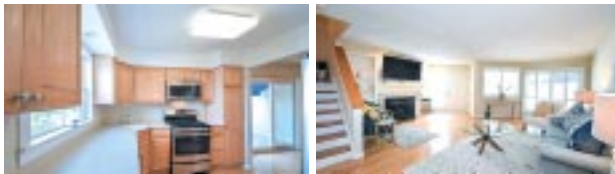
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BAYFRONT BEAUTY



**Looking for the Perfect Bayfront
with all the improvements already done?**

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. **\$639,900**

CLOSE TO EVERYTHING

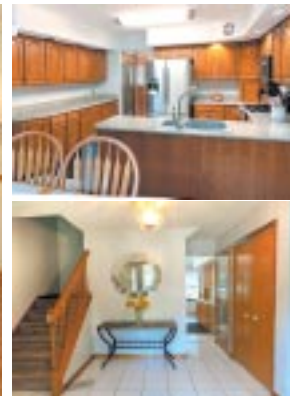


**Pride of ownership shows in this immaculate
Gavranich built 2nd floor Ocean City condo**

Weather you are looking for a new vacation home for your family, or a rental unit this is one to put on your list. Spacious 4 bedroom, 2 bath, is centrally located in the heart of Ocean City. The close proximity to downtown, and the boardwalk make this an extremely desirable location. Enjoy the sea breeze on either of the 2 spacious decks. **\$669,000**

5 BR HOME FILLED WITH ENDLESS POSSIBILITIES

If you are looking for a large home this is it!!!



Tucked away on a quiet cul-de-sac in Marmora this 5 Bedroom, 4 1/2 Bath family home is large enough to invite a crowd without cramping your style. There is private space for everyone. The kitchen is a cook's dream with granite counter tops, stainless steel appliances, a pantry, and cabinets galore. Treat yourself and your family to these beautiful grounds designed for entertaining. Family and friends will delight in the inground 20x40 Gunite pool. Large deck can be accessed from sliding doors in the family room and dining room. The backyard is large enough for baseball, football, or just let the kids have fun in the yard fenced in with 5ft wooden stockade fence. The Basement is equipped for living quarters, TV room or office space with a full bath. Your family will never be without power with a natural gas 200-amp generator that will keep this home running no matter what the weather. You will never run out of storage space. Ample closets in all bedrooms, extra storage in mud/laundry room, attic storage, basement storage, and 2 exterior sheds.

Whether you have a growing family, extended family, or perhaps Mom and Dad need a place to stay when they visit this home can accommodate!! \$439,900. Call Gloria Today!

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



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3201 CENTRAL AVE.
OCEAN CITY, NJ
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800-255-0998

Sights and Sounds of the ocean are yours with this sensational "NEW" single family home! Set on a super deep 148' lot in the Gardens area of Ocean City, this gorgeous home features:



- 5 Bedrooms
- 4 Custom Baths
- 3255 Sq.Ft. of Living Space
- Custom Chef's Kitchen
- High-end Appliances
- Marble & Quartz Counters
- Breakfast Nook With Built-ins
- Cathedral Ceilings
- Wide-plank Hardwood Flooring



- Custom Trim & Woodwork
- Multi-zoned Gas Heat & Central AC
- Gas Fireplace
- Full Laundry/Mud Room
- Finished 3rd Floor Storage/Game Room
- Insulated Cedar board Siding
- Andersen Windows
- Private Rear Deck
- Attached Garage
- Nicely Landscaped
- Steps to Beach



TIMELESS SEASHORE DUPLEX just a short walk to the beach on a quiet one-way street features 3 BR/ 1 BA on each floor with upgraded kitchens & baths, hardwood floors, parking and large attic storage or add an upper cottage. Great opportunity...use 1 fl & rent other, rent both fls or just enjoy! @ **\$799,900**



STUNNING, NEW GEORGETTI BUILT GOLD COAST AREA DUPLEX has 5 bedrooms /3 baths each floor with custom kitchens, high-end appliances, center island, raised ceilings, large porches & oversized garages. Perfect Investment or Personal Use @ **1st fl \$999,900, 2nd fl \$1,189,900, duplex \$2,149,900**



BREATHTAKING OCEAN VIEWS, 4000 sq.ft. of unsurpassed quality & one of a kind new construction - THE EMINENCE! Brand new BEACHFRONT duplexes with 5 bedrooms/6 1/2 baths each floor with custom kitchens with state-of-the-art appliances, cathedral ceilings, huge great rooms, large OCEANFRONT deck/porches/patios, 2-car garages. NO EXPENSE SPARED! **4 homes starting @ \$2,999,900**

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!
SALES · SUMMER RENTALS · CONDOS · HOMES · BEACHFRONT · BAYFRONT

1st FLOOR CONDOMINIUMS



IMPRESSIVE GOLD COAST 1ST FLOOR CONDO. Upgrades galore in beautifully renovated & furn 4 BR/2 1/2 BA w/gas ht & fpl, cent AC, ceil fns, hrdwd fls, updated kit w/granite cntrs, self-close cabinets & stainless apps + NEWER HVAC/roof/w&d/hw heater & MORE! Exterior features include composite frnt & rear decks garg, beach shwr. Exquisite home just 1 block to beach @ **\$929,000**



BEAUTIFUL 1ST FLOOR 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 @ **\$1,175,000**



FANTASTIC BEACHFRONT CONDO "3200" BLOCK WESLEY AVE. Fabulous DUNE & OCEAN VIEWS from nicely furn 4 BR/3 BA w/gas ht & fpl, cent AC, hrdwd fls, ceil fns, open fl plan w/entire wall of sliders to huge wrap deck w/DIRECT BEACH ACCESS, cent island granite kit w/tile backsplash & stainless apps, stacked 2-car garg, beach shwr & solid rental history. Great opportunity to own in prime OC location @ **\$1,299,900**

2nd FLOOR CONDOMINIUMS



BRIGHT & CHEERY 2ND FLOOR CONDO, 3100 BLOCK WEST AVE. Nicely furn 3 BR/2 BA w/gas ht & fpl, cent AC, cathedral ceil w/fns, hrdwd fls, open living area w/large slider to nice deck w/awning + rear deck, atch garg, beach shwr. Short walk to beach, playground & shopping + strong rental history! @ **\$519,000**



SOUTHEND HAVEN AVE., 2ND FLOOR CONDO. Watch the sun rise from huge covered east facing rear deck of this fully furn home situated in the quiet southend. Featuring approx 2000 sq.ft. of living space w/3 ex-lrg BR + bonus den or 4th BR & 2 BA w/gas ht, cent AC, fpl, cath ceil w/fns, front porch, garg + plenty of prking, beach shwr. Just 3 blocks to great beaches & close to playground, shops & Corson's Inlet State Park @ **\$529,900**



DEEP SOUTHEND 2ND FLOOR CONDO. Fully furn 3 BR/2 BA features gas ht & cent AC, cathedral ceil w/fns, hrdwd fls, upgraded kit w/quartz counters, tiled backsplash & stainless apps, canopied front deck, spacious rear porch + sky deck w/OCEAN VIEWS, carport + plenty of prking, beach shwr. Easy walk to best beaches, excellent rentals @ **\$599,900**



SPACIOUS 2ND FLOOR CONDO "3400" BLOCK CENTRAL AVE. Great location, just 1 block to beach & easy walk to playground, tennis, shopping & more! Fully furn & equipped 4 BR/2 BA w/gas ht & fpl, cent AC, hrdwd fls, open floorplan has cath ceil w/fns, wood beam accents & DA w/bay alcove, nice frnt & rear porch + private sky deck, off-street prking, beach shwr. Excellent rentals or perfect vacation home @ **\$749,000**



RARE 2ND FLOOR CONDO SOUTHEND CENTRAL AVE., FANTASTIC OCEAN VIEWS. UPGRADED in 2013, unique 4 BR/2 1/2 BA w/gas hwb ht & fpl, cent AC, cath ceil, skylights, cust granite kit w/stone backsplash & stainless apps, cust tile BA's, NEW sliders to newer fiberglass decks, NEW w/d, NEW hot water heater, DUMBWAITER & stacked 2-car garg w/ADDT'l STORAGE. This home has it all @ **\$899,900**



SOUTHEND CENTRAL AVE. 2ND FL BEACHFRONT CONDO. DRAMATIC PANORAMIC VIEWS from oceanfront & rooftop decks of beautifully furn 4 BR/2 1/2 BA home w/gas ht & fpl, cent AC, cathedral ceil w/skylights & fns, hrdwd fls, upgraded kit w/breakfast bar & quartz cntrs, carport + off-street prking & storage, beach shwr. Outstanding southend location @ **\$1,599,900**

CONDOMINIUM COMMUNITIES / TOWNHOMES



OCEAN REEF" 1st FLOOR CONDO. Peacefully located w/ picturesque views, this well maintained 2 BR / 2 BA w/cent AC, ceil fns & corner fpl sits at the south end of the complex, ideally located for quiet evenings watching magnificent sunsets, various bird species & nature that nests along the wetlands & ICW. Complex offers assign'd prkg, (2) POOLS & tennis, boat slips avail. Just a chip shot from the OC golf course @ **\$339,500**



MAGNIFICENT GARDENS PLAZA CONDO. Enjoy Spectacular Panoramic Views of Beach, Bay, Ocean & AC Skyline from completely reno'd 1 BR/1 BA w/cent AC, NEW fls, NEW kit w/quartz cntrs, tiled backsplash & stainless apps, NEW BA w/quartz cntrs, tiled fl & walk-in tiled shwr w/sliding glass dr. Complex offers boardwalkfront heated POOL, assign'd prking, clubhouse, elev, fitness cntr, storage, on-site sec & mgmt. Breathtaking sunrises & sunsets await you! @ **\$559,900**



WONDERFUL, MAINTENANCE FREE TOWNHOME IN MOST SOUGHT AFTER GARDENS NEIGHBORHOOD. This 4 BR/2 1/2 BA home is the perfect summer getaway w/plenty of room for the entire family. Well-maintained & part furn w/cent AC, fpl, hrdwd fls, NEW carpets, NEW updated exterior + 2 car-garg. Great location close to beach, boardwalk & restaurants. Perfect beach house or year-round residence @ **\$469,500**



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



AFFORDABLE OC 2 BEDROOM CONDO



Adorable 2 bedroom, 1 bath immaculate end unit facing the POOL! Great rental history but also a perfect 2nd home! PET FRIENDLY! Gas heat & central air. Convenient location, walking distance to the beach, playground & shopping! Plenty of parking, storage facility & laundry room on site. Low condo fees. **A must see! Easy to show. \$179,000**

BEAUTIFUL BAYFRONT TOWNHOUSE



Townhouse with a view!! Waterfront lovers don't miss this exceptional townhouse by the sea with an amazing value. Marina with newer bulkhead, newer Trek decking, beautiful landscaping, pavers and stone walkway to your bay-side deck! Boat-slips available! Pet friendly! Parking. Spacious 2 story condo, with 2 bedrooms, 3 baths, 5 year old kitchen and appliances! Den (TV room on 1st floor) with full bath can be used as a 3rd bedroom. Washer/Dryer in the unit, huge floored attic for storage. Only minutes walk to downtown!! Must see this charming setting with the view!! **\$399,900**

MAGNIFICENT UPPER TWP SINGLE



Magnificent Marmora corner 5BR, 2 1/2 BA masterpiece!! Must see! Brand new designer kitchen with Viking hood and microwave, Sub Zero fridge, Wolf deep fryer, Miele dishwasher, concrete counters, mixer lift, custom cabinets in kitchen and formal dining room. Fully equipped custom bar with sink, mini refrigerator, and ice maker in the great room, also with double sided wood burning fireplace with blower for gas conversion between great room and formal living room, plus an office. A 40x16 heated pool with safety cover, outside enclosed shower, finished basement, sprinklers, water treatment system/alarm, 2 car garage and solar panels. Perfect family home, great place to entertain! Close to Ocean City beaches! Hurry!! **Won't last! \$529,900**

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 rental or 2nd home!! **Must see and sell! \$699,900**



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



NEW PRICE



**SOUTH END COTTAGE
\$559,000**

If you ever dreamed of owning a seashore cottage, the dream has come true. Located on a quiet street in the Neel Tract and a short walk to the pristine South End beach. Tastefully furnished and decorated (included), and in exceptional condition. You'll be proud to call this your "beach house". Call (609) 399-0066



**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**



3160 Asbury Avenue, Ocean City, NJ



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Broker Associate • Ocean City Real Estate Specialist (OCRES)

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ROOFTOP DECK VIEWS!

305 West Avenue, Unit #8, Ocean City - Really nice 2nd fl, 3 bedroom, 2 bath condo. Enclosed garage, off street parking. Large roof top deck with fantastic views, spacious front deck, huge great room, gaslog fireplace, gas heat, central air, large MBR & master bath. Short walk to the beach and boardwalk and bay. Never been rented! Partially furnished. Call Ken Sedberry 609.442.3850. **\$409,900**



BEACHFRONT LOCATION!!!

1670 Boardwalk, Unit #21, Ocean City - Ocean 17 Unit 21. 2BR, 1 Ba w/reat amenities, heated pool, central air, fantastic ocean views, great rental income and rental history. Off street parking and storage with so much more. Walk by the large heated pool head to the boardwalk or beautiful sandy beach! Furnished, pretty much "TURN KEY." Call Ken Sedberry 609.442.3850. **\$479,900**



WONDERFUL VIEWS

6 Somerset Lane, Ocean City - HUGE Single family home on sunny corner lot! Views of the inter-coastal and beautiful sunsets from multiple decks. 5 bdrm, 4 bath home features LARGE family room w/ fireplace, large eat in kitchen with numerous upgrades. Formal dining rm & study. Spacious Master Suite boasts dbl walk-in closets, fireplace, steam shower & Jacuzzi. Must see! Call Ken Sedberry 609.442.3850. **\$899,000**



VIEWS OF BAY

810 Asbury Ave, Unit #404, Ocean City - "The Asbury Condominiums" - 2 bedroom 2 bath with a spacious den is located on the top floor. Breathtaking views of the bay! A short walk to beaches, boardwalk, dining, and shopping. Loads of natural light; huge lobby, elevator, and community room. Fully furnished and equipped "Turn Key.". Off street deeded parking. Call Ken Sedberry 609.442.3850. **\$439,900**

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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



JUST LISTED



MAGNIFICENT GARDENS RETREAT

Located in the prestigious Gardens east neighborhood, this corner beachside oasis features a spacious floor plan, 6 Bedrooms, 4.5 Bathrooms, hand laid oak hardwood floors, gourmet kitchen, 2 master suites, private outdoor living and much more! **\$1,699,000**

Call Patrick Halliday 609-602-3917 for details!

JUST LISTED



IMMACULATE CORNER BEACH CONDO

This immaculate corner beach retreat is conveniently located steps from the beach, stores, restaurants, playground, tennis courts, basketball courts and much more. Professionally appointed with beautiful furniture, custom Hunter Douglass blinds, etc. **Never rented, move-in ready! \$799,000**

Call Patrick Halliday 609-602-3917 for details!

REDUCED



BEAUTIFUL GARDENS HOME

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!



CHARMING SOUTHEND CONDO

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. \$395,000**

Call Patrick Halliday 609-602-3917 for details!



CHARMING SINGLE FAMILY HOME

This charming single family home is located in a quiet neighborhood just a short walk from Ocean City's famous beaches, playground and shopping. This spacious rancher offers 3 bedrooms, 1 bathroom, newer HVAC, newer wiring, freshly painted exterior, newer front and rear porch, newer roof, large yard and much more. Currently collecting \$20,400 in annual rental income, lease in place Sept 2018 - Sept 2019. **\$359,000**

Call Patrick Halliday 609-602-3917 for details!

JUST LISTED



CHARMING UPPER TWP HOME

This charming home offers 4 Bedrooms, 2.5 Bathrooms, a spacious floor plan, 2 living rooms, eat-in kitchen, formal dining room, large garage, 2 walk-up attics and more. Features include hardwood floors, stainless steel appliances, central AC, gas heat, wood burning fire place and a large corner lot. **\$325,000**

Call Patrick Halliday 609-602-3917 for details!

"Making your Dream Home a Reality!"



R.E.A.C.H, Real Estate Alliance for Charities, is an IRS recognized 501 (c) (3) non-profit organization whose mission is to provide assistance to local individuals or organizations in need. This is a non-profit charity organization formed by members of the Ocean City Board of Realtors, members of their affiliate program, and volunteers from within our community. R.E.A.C.H. and the Ocean City Board of Realtors strive to give back to the community when help is needed. Contact 609-399-0128 for more information.





Michael J. Hoffman
Licensed Real Estate Broker

*Exclusive Marr Agency
Ocean City Properties*



OCEAN VILLAGE SOUTH

First floor 3 bedroom 1.5 bath condo available in Ocean City, NJ! This condo has a private porch, updated kitchen, and master bedroom with a walk in closet. Complex also features beautiful club house and pool!

**Asking
\$349,900**



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
\$734,900**

GOLDCOAST AREA SINGLE



With 4 bedrooms and 2.5 baths. This upside down home boasts an incredible floor plan with an immaculate & fresh interior. The exterior features a 2 car garage and 4 decks.

**Asking
\$899,900**

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
\$1,299,000**



NEW CONSTRUCTION BY DUNCAN HOMES

Boasting 5 bedrooms and 3 full baths on the NW corner of 22nd & Simpson. These units feature wrap around decks and two car garages situated on a 70' x 115' corner lot. Ready Winter 2018-19.

**1st Floor: \$789,000 2nd Floor: \$839,000
Whole Building: \$1,628,000**

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**

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Coat, blanket, sweater drive

October 15 - November 21

Food is Love, Share Some Love

Winter food drive

January 15 - February 28

2018 Platinum Affiliate



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Northfield, NJ 08225
(609) 407-4742

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Home Mortgage Consultant
kristin.price@wellsfargo.com
(609) 407-4742 NMLS ID 422634

Jerry Kariefsky

Home Mortgage Consultant
jerry.j.kariefsky@wellsfargo.com
(609) 452-4555 NMLS ID 266233

2018 Gold Affiliates



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them1@thesinsurance.com

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Caliber Home Loans

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Stephen Bachman 609-564-6623
Fran Conte 609-412-0873
Beth Wisser 609-457-7741



McMahon Agency Inc.

901 Simpson Ave
Ocean City, NJ 08226
(609) 399-0060

billm@mcmahonagency.com



Surety Title Company

1221 West Ave Unit A
Ocean City, NJ 08226
(609) 399-1227

cmooney@suretytitlecorp.com



Ocean First Bank

1001 Asbury Ave
Ocean City, NJ 08226
(609) 927-7722

jhenry@oceanone.com

2018 Bronze Affiliates

Copiers Plus

(609) 398-7676
935 West Ave
Ocean City, NJ 08226
info@copiersplus.com

Cross Country Mortgage

1301 Asbury Ave., 1st Flr
Ocean City, NJ 08226
john.martini@myccmortgage.com

Guaranteed Rate

301 10th Street
Ocean City, NJ 08226
(609) 457-4266
suzanne.bryce@rate.com

Title Company of Jersey

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Ocean City, NJ 08226
(609) 398-3600
trglacinto@tcjonline.com

Freedom Title & Abstract Co

618 West Ave
Ocean City, NJ 08226
(609) 398-8006
ateiler@betterlaw.com

First National Bank of Absecon

106 New Jersey Ave.
Absecon, NJ 08201
(609) 641-6300
tcambel@fnababsecon.com

North American Title

300 East 12th Street STE A
Ocean City, NJ 08226
(609) 287-2888
brek.northamerican@gmail.com

Ocean City Carpet & Tile

1360 Asbury Avenue
Ocean City, NJ 08226
(609) 398-7923
oceancitycarpet@comcast.net

Risk Reduction Plus Group

430 Andbro Drive
Pittman, NJ 08071
856-599-7066
tardoni@riskreductionplus.com

Sturdy Savings Bank

101 E. 34th Street
Ocean City NJ, 08226
(609) 399-7722
miked@sturdyonline.com

2018 Affiliates

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Seaside, NJ 08230
(800) 486-5251

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