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Volume 20 Number 3

Winter 2016

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AN OFFICIAL PUBLICATION OF THE OCEAN CITY BOARD OF REALTORS®



OCEAN CITY, NJ REAL ESTATE A Shore Value™

OCEAN CITY BOARD of REALTORS®

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754 Asbury Avenue • Ocean City, NJ

PatrickHalliday.com



REDUCED



IMMACULATE MASTERPIECE!

Raise your standards with this beautifully renovated masterpiece Located in Ocean City's most exclusive neighborhood, this one of a kind property features a gourmet chef's kitchen, top of the line appliances, hardwood floors, custom tiling, stunning bathrooms, breathtaking inlet views and much more! **\$1,199,000.**

Call Patrick Halliday - Cell: 609.602.3917

NEW PRICE



OCEANFRONT OASIS!

This stunning oceanfront oasis is located on one of Ocean City's most desirable beaches. Features include 4 bedrooms, 3 bathrooms, a gourmet kitchen, granite counter tops, handcrafted trim work and much more. **NOW \$1,399,000.**

Call Patrick Halliday - Cell: 609.602.3917

REDUCED



METICULOUS OCEANSIDE RETREAT

This meticulous oceanside retreat features a spacious floor plan, 4 bedrooms, 2 bathrooms, central air conditioning, gas heat, a large deck, private off street parking, outside shower and much more. Located just steps from the playground, basketball and tennis courts, dining, shopping and one of Ocean City's most desirable beaches. **Tremendous Rental History! \$569,000.**

Call Patrick Halliday - Cell: 609.602.3917



MAGNIFICENT RETREAT!

Better than new construction, this meticulous seashore retreat features 5 bedrooms, 2.5 bathrooms, a spacious floor plan, hardwood floors, a gourmet kitchen, granite counter tops, SS appliances, custom tiled bathrooms, instant tankless H2O heater, professionally furnished and appointed interior and much more! **\$799,000.**

Call Patrick Halliday - Cell: 609.602.3917



LUXURIOUS TOWNHOUSE

This luxurious townhouse is located just steps from the beach in one of Ocean City's most desirable neighborhoods. This immaculate property offers 3 bedrooms, 2.5 bathrooms, a spacious floor plan, granite counter tops, newer roof, newer heat/AC, new landscaping and much more! **\$579,000.**

Call Patrick Halliday - Cell: 609.602.3917



MAGNIFICENT DEVELOPMENT!

The Seaside Condos development offers 9 luxury, new construction condominiums located in the heart of Ocean City just a short walk from the beaches and boardwalk. Featuring 4-5 bedrooms, 3 bathrooms, hardwood floors, gourmet kitchens, private elevators and more.

Starting At \$639,000.

Call Patrick Halliday - Cell: 609.602.3917

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Peter Madden

Broker / Sales Person

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ENJOY BEAUTIFUL WATERFRONT SUNSETS IN THIS BAYFRONT, FURNISHED FIRST FLOOR CONDO! This immaculate spacious home holds three bedrooms, two bathrooms, and open floor plan. As if that's not enough, park your boat in one of the two boat slips available. Move in to this beautiful first floor condo with breathtaking bay and sunset views! **\$749,000**

MAGNIFICENT BEACH FRONT SINGLE IN HEART OF THE GOLD COAST - SPECTACULAR OCEAN AND COASTLINE VIEWS. Top (living) level features living rm w/huge ocean deck, gas FP, bar, dining rm, center island kitchen, powder rm, office/library, MBR suite. Middle level 4 BRs (3 en suite), 4 baths(2 w/ jet tubs), family rm, laundry rm, covered porch and entrance foyer. Lower (or cabana) level great room w/ full kit, workout rm(or 6th BR), full bath, laundry rm, private entrance, foyer and 2 car garage. Elevator to all floors. **View the magnificent video tour....** <https://vimeo.com/173952536>. **\$4,395,000.**



VIDEO TOUR

BEAUTIFUL BEACH HOME IN A FANTASTIC LOCATION IN THE GOLD COAST! Water views & peeks



from the roof top deck. This second floor features hardwood floors, open floor plan, 3 porches, central air, gas heat, W/D, 4 spacious bedrooms, mostly furnished, parking, storage, move in ready, a solid rental property! **\$669,900**

GREAT DEAL! 2 BEDROOMS, 2 BATHROOMS ON 4TH FLR OF 500 BAY SOUTH BUILDING.

Really beautiful unit on the bay. Enjoy breezes from your private porch or take a dive in the pool! Hardwood floors, nice kitchen, 2 spacious



bedrooms, living room, dining room, and central air. 500 Bay offers new lobby, club room, elevators, gym, bulk head, gazebo, and spectacular open bay views! Several building improvements just completed. **\$279,000**



CHARMING SECOND FLOOR CONDO IN THE GARDENS LESS THAN A BLOCK FROM THE BEACH. This condo features a front living room with gas log fireplace with access to a covered porch, dining room, an eat-in kitchen, and three spacious bedrooms. Large rear deck with awnings for entertaining and spacious lot for parking. This is a great rental income property! **\$595,000**



UNDER CONTRACT

YOUR CHANCE TO OWN IN THE DESIRABLE RIVIERA NEIGHBORHOOD! This 4 BR / 2 1/2 BA single family home features 2 large front and back porches, large family room, central air, separate laundry room, plenty of storage space, and a spacious back yard with shed and garage. Great for seasonal or year round living. Call for more details! **\$629,900**



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OCEAN VIEWS!



GOLDCOAST CORNER 2nd Floor!!

2403 Asbury Ave. - Fabulous location in the heart of the Goldcoast. 2nd Floor Corner Featuring 4 Beds 2 Baths, 3 Fabulous Decks! Rear and Roof top decks have Ocean Views!! Front Deck W/ Awnings. Central Air, Gas Heat, Corian Counter tops. No interior steps in the unit. Elevated ground floor has spacious Garage, shower room, Plus bonus storage room! **LOCATION!!! Close to Beach and boardwalk! \$799,000.**

Call Ellen for an appointment.

GOLDCOAST \$489K



GOLDCOAST 2nd FLOOR

2411 Asbury Ave. - 3 Bedroom 2 Bath Second floor close to beach and quiet end of the boardwalk! Central Air, Gas heat! Spacious front and Rear Decks with Vinyl railings! Pride of ownership Shows! Plenty of Parking! **Perfect second home or would make a great investment rental property!! \$489,000**

Call Ellen for an appointment.

A Name You Can Trust with the Personal Attention You Deserve! 609-602-7507



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Nick Marotta, ABR, GRI

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SUNRISE AND THE SOUND OF THE SURF

This 3 bedroom 3 bath beachfront townhome is a sensual delight. The end unit farthest from the street provides additional sunlight and silence. The large family room off the enormous patio doubles as a fourth bedroom. **Many recent upgrades make this truly a Best Beachfront Buy! \$1,065,000. Call Don!**



POPULAR BISCAYNE SUITES

Fully Furnished 3rd Fl. unit with a separate Bedroom, Living Room, Kitchenette and Full Bath. Biscayne Suites is centrally located in the heart of the Beach & Boardwalk Area. Roof Top Pool & a Garden Deck. Onsite management service with daily housekeeping & linen service. Central Air Parking.... Great Investment Property. **Asking \$199,000.**

For more Info Call Nick or visit www.NickMarotta.com



NEW WITH A VIEW!

New Construction second floor with four bedrooms, two baths, across the alley from the beach. Great views of the ocean. Private elevator, Roof top deck, hardwood floors, private entrance, exterior shower, a gourmet kitchen with upgraded cabinets, tiled back splash and granite counter tops, bathrooms will be tiled and will be finished with upgraded cabinetry. **A BEST buy at \$979,000. Call Don today!!**

NEW LISTING



GOLD COAST BEAUTY

Very Well Kept 1st Fl. Condo in the Gold Coast Area. This home features Four Bedrooms and Two Full Baths. Gas Heat, Central Air, Gas Log Fire Place Garage & Parking for Two Cars. Furnished plus Brand New Kitchen Granite Countertops. Great Rental History. Just around the corner from Great 22nd St. Beach. **Asking \$699,900.**

Call Nick or visit www.NickMarotta.com

**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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CLUBHOUSE LAGOON

\$2,099,000 - Enjoy both easy entertaining and quiet everyday life in this fashionable 5BR/5BA three-story. Admirable home providing an inviting pool, plus a boat slip and cathedral ceilings. Elevator for accessibility, spacious great room, private den. Private study, fire sprinklers. Sprinkler system. Call 609-399-0066 MLS#474466



WATERFRONT

\$1,999,000 - NEW CONSTRUCTION - 5 BR, 4.5 BA Waterfront Single on the prestigious Gardens Lagoon. Property features an ELEVATOR, custom kitchen with granite countertops & Jenn-Air Appliances, 3rd flr Bonus Room, 3 huge decks totaling over 800 sq ft and panoramic views from the Inlet to Somers Point. OCJS.COM Call 609-399-0066 MLS#460685



TOWNHOUSE ON THE BEACH!

\$1,695,000 - Large, floor plan w/5 bedrms, 4 full baths, lg kitchen w/built in banquette, wet bar, move in ready. Offers multiple decks for great outdoor space, ground level patio, easy access to the beach. Spacious master suite w/master bathroom and private deck facing the beach. Call 609-399-8200 MLS#471816



UNIQUE BEACH BLOCK!

\$1,449,000 - Classic Ocean City Home in a Great "GOLD COAST" Location. 4 Decks and Ocean Views. 4 Bedroom Upper Level with 3 Bedroom Lower Level to Rent or Use for Family and Friends. Three Levels of Spectacular Living. This is a Unique Property that is a "MUST SEE" to Appreciate! Call (609) 399-0041 MLS#472812



JUST LISTED!

\$739,000 - This well kept second floor unit is located on the edge of the Gold Coast! It sits on an oversized lot only three blocks away from the beach. Features 4 bedrooms, 2.5 baths, top deck, hardwood floors, gas heat & central air, front and back balcony, private outside shower, side entrance, cathedral ceilings, extra large front porch. Call 399-8200 MLS#474681



GARDENS!

\$1,199,000 - Raise your Standards with This Beautifully Renovated Masterpiece. Located in Ocean City's most Exclusive Neighborhood, This One of a Kind Property Features a Gourmet Chef's Kitchen, Top of the Line Appliances, Hardwd Flrs, Custom Tiling, Stunning Bathrooms, Breathtaking Inlet Views & Much More! Call 609-957-6787 MLS#468341



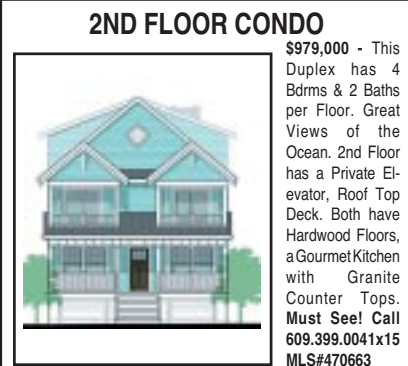
GARDENS GEM

\$1,069,000 - Magnificent Gardens Single Family with 5 Bedrooms and 4 Full Baths! Highlights include COREtec flooring, new gas fireplace. The gourmet kitchen features custom cabinets, leathered granite countertops, tile backsplash, touchless fixtures and stainless appliances. OCJS.COM Call 609-399-0066 MLS#468737



STUNNING

\$999,000 - 3 years young 4 bedrm 3 bath second flr! Picturesque ocean views! Being sold fully furnished! Beautiful hardwood flooring throughout, granite counters, ceramic backsplash, stainless steel appliances, Lg living room w/ built-in gas fireplace, surround sound. Many upgrades throughout & more! Call 609-399-8200 MLS#474302



2ND FLOOR CONDO

\$979,000 - This Duplex has 4 Bdrms & 2 Baths per Floor. Great Views of the Ocean. 2nd Floor has a Private Elevator, Roof Top Deck. Both have Hardwood Floors, a Gourmet Kitchen with Granite Counter Tops. Must See! Call 609.399.0041x15 MLS#470663



MEADOW & SUNSET VIEWS!

\$409,000 - Exceptional Deep southend 1st Flr condo w/ meadow & sunset views! 3 spacious bedrooms, 2 full baths, gas heat, central air, open kitchen w/ center island, living room w/ gas fireplace. Property situated on oversized lot with all maintenance free front deck and side deck over looking the meadows. Storage, off street parking for 3+ cars. Quiet location close to beach and Corson's Inlet State Park. Call 399-0066 MLS#475085



NEW CONSTRUCTION

\$899,900 - Southend 1st floor New Construction features 4BR 2BA, living room w/ Gas FP, kitchen w/center island, granite tops & ss appliances, hardwood floors, decks, shower, garage, & storage. Steps to beach! Ready to move in! 800-437-3202 ext 820 Call (609)399-8200 MLS#472988



GARDENS SINGLE

\$895,000 - Gardens Custom Single. Elevator, 4 En-Suite Bdrms w/Separate 3rd Flr Master Suite. Outdoor Shower w/Changing Area, Natural Gas line for Grilling, Front & Back staircase w/2 covered porches to enjoy Outdoor Living Space at the Shore. For more Info call.. 1-888-210-0455, enter code 3561 Call 398-9100 M L S # 4 7 1 2 3 4

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SOUTH END

\$829,900 - Answer your most cherished dreams with this exceptional 4BR/3BA duplex. Enchanting features, including great room. Built-in dishwasher, air conditioning, gas heat. Ceiling fans. Garage, deck. Call 609.399.0041x28 MLS#473717



WELL MAINTAINED

\$649,900 - Well maintained 2nd Floor condo. Fully furnished & decorated with seashore theme. Spacious unit with 4 bedrooms, 2.5 baths, roof top deck and more! New A/C & Hot water heater. Great rental History! Close to beach, boardwalk and shopping! Call 609-399-8200 MLS#474306



MUST SEE!

\$599,000 - Gorgeous 2nd Fl Professionally Decorated w/Newer Kitchen, SS Appliances, G/H, C/A, Hrdwd Fl, 4 Lrg Bdrms. Cathedral Ceilings, F/P, Ceiling Fans, Laundry Rm & Front Deck w/ Electric Awning Creates Added Living Space! Great for Year Round or Investment Property. Too Much to List, Come Check it Out! Call 609-399-0041x26 MLS#465170



GARDENS PLAZA

\$575,000 - Stunning Gardens Plaza 1BD 1BA beachfront unit w/ direct ocean view. Beautifully furnished and equipped. Other units also available, call for details. Condo building includes pool, gym and more. Call 609-399-2402 MLS#468200



CORNER BEAUTY

\$569,900 - Haven Avenue Corner Beauty! This 1st Fl. 4 Bedroom/2 Bath unit features Lg Fr Porch w/ awning, gourmet kitchen, new granite & ss appliances, new A/C, gas heat, hardwood floors, gas fireplace. Never rented, Pristine Condition, garage parking - Great location - call for details. Mikecontino.com Call 609-399-8200 MLS#472996



JUST REDUCED!

\$470,000 - Super clean and never been rented! Don't miss out on this 1st floor Southend 3BR 2BA on the ocean side of Asbury Avenue. The interior comes furnished and features an island kitchen, built-in gas fireplace, wall to wall carpet, and has been meticulously maintained by the owners. The exterior has a covered front porch, vinyl siding, plenty of storage and a large carport! Call 399-0066. MLS#472478



NORTHEND 1ST FLOOR

\$549,900 - Northend, 1st floor Condo located extremely close to a Great beach & Boardwalk. Well kept, move-in condition. Buy now and Receive over \$20,000 in rental income this Summer! Easy to Own... Great Opportunity. www.oc4sale.com Call 609-399-8200 MLS#467306



1ST FLOOR CONDO

\$479,000 - Immaculate 1st Flr condo w/3 bedrooms, 2 full baths, large front & rear decks, owner occupied never rented! Recent improvements include GRANITE COUNTERTOPS & HARD FLOORS, NEWER AC CONDENSER. Centrally located steps to beach, boardwalk and downtown. Offered furnished & equipped w/ minimal exceptions. Call 609-399-0066 MLS#471574



SUPER SIZED!

\$271,900 - Beautifully kept and ready for you! One of the largest 2 bedroom units available - over 1250 sq.ft. Two large bedrooms and 2 full baths with a very large great room. Wall to wall carpet and tile floors. Mostly furnished. Close to downtown, shops and an easy walk to the beach and boardwalk. Gas Heat and Central Air. Large private garage and one car parking outside of garage in condo lot. Playground across the street! Call 399-8200. MLS#475147



SOUTH END

\$339,900 - Great 3 bedroom, 2nd floor! Park your car and walk to the beach, tennis courts, basketball courts, play ground, ACME, WAWA, CVS. Fantastic front and rear decks. Great price and super location! Don't miss the opportunity to own a piece of America's Greatest Family Resort. Call 609-399-0041x15 MLS#467375



NORTH END

\$339,000 - 4 Bedroom 2.5 Baths, New Heat and A/C, New Carpet, Sunny South Unit. Fireplace, Parking in Rear with a Large Storage Shed, Flood Insurance is Approximately \$617 Per Condo Owner at This Time. Call 609-399-0041x28 MLS#466675



SOUTHEND GEM

\$309,000 - Tastefully updated 2nd Floor unit in Ocean Villages South. This 2 bedroom, 2 full bath unit features an updated kitchen with new cabinets & granite countertops plus updated baths including a full tile shower in the master. Call 609-399-0066 MLS#473560



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

Broker Associate

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3301 Bay Avenue • Ocean City, NJ

OWN YOUR OWN TINY HOUSE



This home is as cute as a button!!!! Never rented and the owners have made this a little slice of heaven. Fully furnished and ready for you to fall in love with and call your own. The floors are laminate and tile, and kitchen has full size appliances. The covered front porch adds extra living space for you to sit and watch the world go by. A few short blocks to 15th street beach, also convenient to downtown, shopping and dining. **\$225,000**

LOVELY OCEAN REEF COMMUNITY



Meticulously maintained 3 bedroom, 2 bath, 2nd floor unit in the lovely community of Ocean Reef. Open floor plan, and all one floor living with inviting Private deck that view the soccer fields. Truly one of Ocean City's best kept secrets, the complex boasts 2 pools and tennis courts and is tree lined with beautiful Landscaping. Offered partially furnished. A perfect home to make Ocean City memories !!! **\$350,000**

SOUTH END - 2 BLOCKS TO BEACH



Very well maintained first floor 3 BR, 1 1/2 BA condo. Gas hook ups available for dryer and range. Newer laminate floors, new kitchen, & tank less water heater. Located 2 short blocks to the beach the little gem is ready for you to call your own. **\$375,000**

CUTE BUNGALOW



Cute 2 Bedroom, 1 Bath Bungalow. New roof, nicely landscaped, new sewer line, new insulation in attic. This Millville home is perfect for a starter home or if you are winding down. Would also make a great investment property. **\$114,000**

STUNNING DIRECT OCEANFRONT CONDO



This is the one you have been waiting for! Relax and enjoy the ocean breezes on this lovely deck, complete with hot tub and new resin furniture. This is an original owner who has never been rented, and it has been meticulously maintained. New TV and surround sound system, fully furnished in Tommy Bahama furniture. Spa shower, and heated towel rack make this bath luxurious! 2 car assigned parking. Make this million dollar view yours!!! **\$599,000**

BEACHBLOCK 3 BEDROOM



Rock on the front deck and enjoy all that Ocean City has to offer. If you like being where the action is this condo is for you! This Beautiful Beach block condo is just steps to the beach and boardwalk! The unique layout is perfect for your family. Featuring 3 bedrooms 2 baths, laundry room, & open floor plan. It is also a great rental unit that comes fully furnished! Freshly painted 2016. New fiberglass decks 2016. **Great rental history. \$599,000**

GREAT HOME TO MAKE YOUR MEMORIES



Absolutely beautiful 1st floor 4 BR, 2 BA condo with great rental history. Rentals for 2017 already in place. Tastefully decorated. Granite counter tops, laminate floors, this is a fabulous property to call your summer home. Located in walking distance to all that Ocean City has to offer. Just a short walk to the beach and boardwalk, also features off street parking. A great home to make your Ocean City Memories!!! **\$650,000**

SPACIOUS GARDENS SINGLE



Spacious gardens single across of North Street playground. Relax on your deck while watching the children play. Great location, great neighborhood perfect for year round living or to use as your 2nd home. This lovely family home features 5 bedrooms with great closet space, den, extra large ground floor storage space that can be sectioned off and used as a garage. There is a fire suppression system throughout the home and a sprinkler system for your yard. Priced below assessed value! **\$659,000**

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



Michael J. Hoffman
Licensed Real Estate Broker

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SPACIOUS BAYLANDINGS RANCHER

with 3 bedrooms and 2 bathrooms. Situated on a 60'x104' lot, this home features 4 year old custom kitchen, front and rear porches, large yard, and big living room. **Asking \$559,900**



OCEAN COURT 2 bedroom, 1 bath co-op unit tastefully renovated with new paint, carpeting, appliances, and blinds. Building also includes elevator, pool, laundry areas, and 1 parking spot. **Asking \$154,000**



SANTA BARBARA NORTH one bedroom, one bath unit that features new flooring, new kitchen, and S/S appliances. Outside you have a lovely front porch, assigned off-street parking, and access to a pool. **Offered for \$193,500**



UNOBSTRUCTED BAY VIEWS

from this first floor open bay condo. Watch the sun set every day! With 3 beds and 2 baths, the unit features a private deck, boat slip, gas heat & fireplace, and central air. **Offered for \$699,000**



CHARMING CAPE COD in Palermo (UT) with 4 bedrooms and 2 baths. Sitting on a 209' wide lot with a fenced back yard, wood deck, & hot tub, inside has an enclosed porch w/ fireplace and 2 beds & 1 bath on each floor. **\$239,000**



CHARMING DUPLEX in the historic district of Ocean City. Located on the corner of 4th and Central, this home features 2 beds/2 baths downstairs & 2 beds/1 bath upstairs. Includes shaded side yard, historic charm, and lots of bright windows. **\$459,000**



CUSTOM NEW CONSTRUCTION SINGLE

located at the gateway to the Gold Coast area on Wesley Ave. Home features 6 bedrooms, 5.5 baths, elevator, outdoor cooking, pool, detached garage, and so much more! Steps to 20th Street Beach **\$3,100,000**



SECOND FLOOR CONDO at 34th and Asbury with 3 bedrooms and 2 bathrooms. Cross one street to the 35th Street beach! This unit has front, rear, & roof decks! **Offered for \$529,900**



18th & ASBURY FIRST FL CONDO with 3 beds and 2 baths. Close to the beach and boardwalk, this unit features large front & rear decks, gas heat, central air, & enclosed outside shower. Use or rent this unit! **Offered for \$534,900**

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Stunning Seaside Retreat

10 Randolph Ave., Strathmere - \$1,229,999 - The sand & sea are just steps away from this beach block single family home! Highlights include a stunning gourmet kitchen, oak hardwood flooring, 3-stop elevator, central vacuum, on-demand water heater, two-bay garage, tiled baths, gas fire-place, vaulted ceilings, & more. Stunning water views are visible from nearly every window & all of the four fiberglass decks. Property is being sold fully furnished and includes an excellent past rental history. Experience the serenity of Strathmere from this stunning seaside retreat.



Short Walk to Beach or Bay

2 West Tecumseh Ave., Strathmere - \$699,000 - Just a short walk from either the beach or the bay is this substantial single family home located in Strathmere's second block. Property features include multiple fiberglass decks, central vacuum, maintenance free vinyl siding, gas fire-place, intercom system, outside shower & more. Property has a spacious grass yard perfect for cookouts & other gatherings. You will appreciate the unique feature of both ocean & bay views. Property has never been rented and is being sold furnished.



Waterfront - Views, Views!

9 Seaview Ave., Strathmere - \$1,449,000 - Stunning water views are visible from nearly every window of this waterfront single family home. Located on one of Strathmere's most exclusive streets, Seaview Avenue, the property borders Corson's Inlet State park & features panoramic bay, inlet, & ocean views. Highlights include: a stunning great room with vaulted ceilings, oak hardwood flooring, wood burning fireplace, alarm system, detached garage, waterfront hot tub, & more. If you are looking for water views this remarkable property is an absolute must see.



Beachfront New Construction

905 Commonwealth Ave., Strathmere - \$1,999,999 - Rare opportunity to purchase beachfront new construction in beautiful Strathmere. Designed by Carmen J. Larosa Architects with construction scheduled for 2017 completion. In total the home is over 4700 sq. ft. of seaside luxury with all of the amenities the most discriminating buyers would expect: stunning gourmet kitchen, 4-stop elevator, spacious rooftop deck, vaulted ceilings, multiple fireplaces, upgraded appliance package, tile flooring, & more. Hurry to pick your finishes & upgrades!



Adorable Single Family

17 Williams Ave., Strathmere - \$749,000 - Adorable single family home in the "Point" section of Strathmere with impressive ocean views. This 3 bedroom 2 bath home features: wrap around deck, screened gazebo for outdoor dining, covered picnic area, one car attached garage, fenced-in backyard, & more. Excellent rental history.



One House off The Beach

30 Tecumseh Ave., Strathmere - \$1,099,999 - Lovely 3 bedroom, 3 bath home located one house off the beautiful Strathmere beach. Highlights include vaulted ceilings, cedar impression vinyl siding, multiple fiberglass decks, hardwood flooring, spacious outdoor shower, multi-car garage, professionally installed landscaping, & more. Property is being sold fully furnished. Enjoy stunning water views & the peacefulness of Strathmere from this remarkable property.



Information deemed to be accurate but not guaranteed

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2 MASTER BEDROOMS

1629 Bay Avenue, Ocean City - Meticulously maintained 4 BR/3 1/2 BA single family home offering a peak to the bay. Large open foyer, living room, dining room, kitchen, laundry room and den/office. Custom landscaping. Off street parking for two cars and a two car garage. Furnished! \$819,900. Call Ken Sedberry 609.442.3850



CLOSE TO BEACH + POOL

900 Wesley Avenue (Sun Beach) Unit 203, 2
Heated pool and common deck. Off street parking which is assigned. Great corner location and close to the beach and boardwalk. \$139,900. Call Ken Sedberry 609.442.3850



2082 SQUARE FOOT

1428 Wesley Avenue, Unit #A, Community Ocean City - 5 bedroom 4 bath first floor is situated on a 50' x 120' lot and has one level of living with no steps to climb inside. Front and rear decks. So many upgrades, gas log fireplace, Large kitchen island. Deep garage + plenty of off street parking. \$1,099,900. Call Ken Sedberry 609.442.3850



* Included w/purchase a Home Warranty of America for 13 mos

SPACIOUS SINGLE FAMILY

140 Brigantine Dr, Ocean City - Enjoy this great Ocean City single family home located at 140 Brigantine Drive. This spacious 5 bedroom 2 bath single family house offers easy access to the beach, boating, fishing, and is located just off 52nd St. in the quiet, Ocean City Homes community which is in the southern part of the island. Off street parking from the alley. Nice front deck and a rear patio looking out to the landscaped backyard. Asking price \$459,900. Call or text Ken Sedberry at 609.442.3850.



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Ask for Bob Gullo, ABR

Broker/Manager

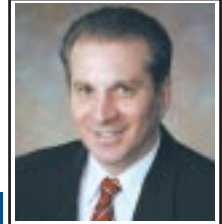
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(609) 399-5377

efax: 1-866-736-3469

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OCEAN TIDE CONDO #301 2BR/2BA 1320 Ocean Avenue \$359,900

Across the Street from the beach & boards!

Ocean views and great rental income!

www.OceanTide301.com



BISCAYNE SUITES #308 1BR/1BA 812-20 Ocean Ave. \$199,900

Separate bedroom w/ a king bed, living room w/ a queen sofa-bed and kitchenette. Onsite rental program offers nightly rentals with daily housekeeping and linen service. Biscayne Suites boasts a roof top pool and a third floor garden deck and a great rental stream for the astute investor.

www.Biscayne308.com

4645 West Ave. 3BR/2BA \$409,900

Property was beautifully renovated over the past three years including new kitchen with granite counters and appliances, new in unit washer & dryer, new instant hot water heater,



new gas heater, new electric and newer windows, vinyl siding, deck and railings. Enjoy the clean, even heat of automatic gas forced air heating, terrific location only a stone's throw from the water, a welcome escape from the city bustle. Other features include outside shower, storage room, off street parking & although the Sellers have not rented this pristine property it has fantastic rental potential.

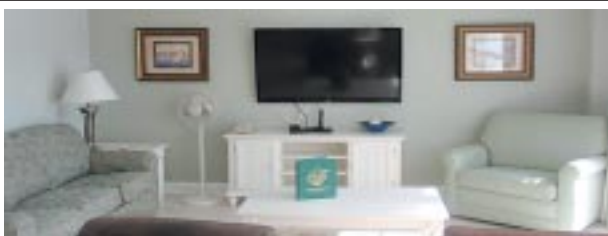
www.4645West.com



FLANDERS UNIT #403 \$439,900 2BR/1BA with Ocean Views

Terrific 2BR corner ocean front unit with direct ocean and sunny south-side views. One of just a handful of units with this 2BR floor plan, which equates to near 100% summer occupancy (44K rental income). The Flanders rental program offers completely carefree ownership, maid service and high dollar rental income. At great cost, the Flanders was magically transformed from a Grand Old Hotel into separately owned condominiums a few years ago. She offers all the conveniences of Hotel Living, daily check ins via the front desk, daily maid & linens service, concierge service, heated pool, fitness center, year round restaurant, banquet center, gift shop, coffee shop, salon spa and business center.

www.Flanders403.com



LANAI SUITE AT FLANDERS UNIT #101 \$519,900

3BR/2BA w/private outdoor Lanai Area

The Lanai Suites @ Flanders for discriminating Buyers desiring the best. This three bedroom two bath suite is located on the boardwalk front wing of the Historical Flanders Hotel a stone's throw from the beach. Chef Designed Kitchen with granite counter tops and top of the line appliances. Luxurious baths with walls and floors covered in ceramic tile and granite vanity tops. Sunbathed living room with accents on details. Completely furnished and equipped. Includes huge outside private Lanai area. Incredible income of over \$66,000 in 2015.

OCEAN COLONY #532 1BR + Den 935 Ocean Ave. \$359,900

Updated and Upgraded! This 1BR condo was completely gutted and renovated to include a separate private den with a closet in addition to the private bedroom. Shows great with upgraded kitchen including beautiful glazed raised panel cabinets with soft close drawers, pantry, extra wide



crown molding, granite counters, modern glass tiled back splash and stainless steel appliances. Bath includes granite vanity top, spacious walk-in shower with gorgeous ceramic tile from floor to ceiling. This incredible condo comes complete with designer furnishings, blinds, appliances including washer/dryer, private outdoor balcony and a peak of the ocean. This is one of just a few units in the building that comes with TWO DEEDED PARKING SPACES!!!

www.OceanColony532.com



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E.H.T. SINGLE

Beautifully maintained and lovingly cared for home. Many Improvements over the years - new laminate floors, updated family room, master bath, replacement windows and partial irrigation system. Large updated eat-in kitchen. Freshly painted interior. Great living space inside and two attics and basement. Mature landscaping in the large fenced rear yard. **\$184,900**

GOLD COAST 5 BEDROOM

Just steps to the beach from this Gold Coast second floor condo with five large bedrooms and four baths with powder room on a rare 55 x 120 foot lot. Spacious living area with cathedral ceiling, hardwood floors and custom stone fireplace. Plenty of outdoor living with a large front porch, full rear deck and a big rooftop deck with ocean views.



Kitchen has granite counters, and center island/ breakfast bar. Huge master bedroom with Jacuzzi tub. 2 garages, indoor shower, separate storage room and additional parking for four cars. Beautifully landscaped yard with vinyl fencing. **\$1,595,000**

WHAT A BARGAIN

for this fantastic Somers Point house! Two living room areas, four bedrooms and three full baths! Nice size kitchen, dining area, huge second floor back deck. You can use the whole downstairs as a separate in-law/roommate suite with living room, two bedrooms (or bedroom and den with wet bar), and a BIG bathroom with W/D hook-up. Awesome shaded patio, huge backyard with outside shower and two large sheds. Perfect home for entertaining. Close to the bike path, shopping, restaurants, and more! **\$237,500**



NEW PRICE



CLOSE TO EVERYTHING

4 bedroom 2 full bath close to the beach, shopping and many activities. New hardwood floors (1st floor) and replaced all interior doors, New Ductless A/C & Heat, New Kitchen, New Washer & Dryer, New Windows, 8 X 12 shed, New flooring in second floor BRs. New hot water heater. **NOW \$459,900**



OCEAN SIDE OF WEST AVE

Well maintained clean 3 bedrm 2 bath 1st floor on ocean side of West Ave. Great rental history, Great location. Call today to see this one. **\$459,000**

NEW PRICE



MAGNIFICENT VIEWS

Located at the end of the street (very private) in Absecon. Magnificent views of Atlantic City; distinctive 4 Bedroom, 4 Bath estate that cannot be duplicated at this price. The architecture of the house is reminiscent of colonial Williamsburg. **NOW \$699,000**

HEART OF THE GOLD COAST

Classic Single Family House in the heart of the Gold Coast on a 40 X 100 lot. You'll love the outside area complete with a fenced yard and plenty of room to entertain. Property has two garages; one attached in front of the house and a detached garage off the alley. First floor has a formal living room, dining



room and a family room off the rear of the house. Here's your chance to own a decent single with a little renovations or tear it down and build your dream house. **\$910,000**

NEW CONSTRUCTION



**16 Building Lots - Galloway Twp.
3 Immediate Delivery Homes
Prices from \$209,000 to \$246,000
Call Joe Orazi 609-805-1107**

SHOWS LIKE NEW

5 Bedroom custom built condo is coming beautifully furnished. Two master suites, 3.5 tiled baths, laundry room, 3 decks w/ awnings, hurricane windows, kitchen w/ pantry and granite. Jacuzzi, wet bar and gas fireplace in main



master bedroom w/private deck, full attic. Garage, huge storage room and Cabana shower. Close to the beach and boardwalk. No water on property from Sandy! **\$749,000**

SEAVIEW HARBOR, E.H.T

PRICED WELL BELOW ASSESSMENT! Largest bulkhead in Seaview Harbor! Plenty of room for the boat and all the other toys! Large decks for entertaining. House has great bones or tear down and build your dream home on this one of a kind location! New price reflects condition of the bulkhead. Electric boat lift included if seller desires. Owner is open to possibility of holding mortgage with a significant down payment. **\$499,900**



GALLOWAY TOWNSHIP 15.38 ACRES

Located in CVC zone. Close to Atlantic Care Medical Center, Stockton College, Shop Rite, restaurants and professional offices. **\$2,500,000**

IN HEART OF GOLD COAST

Large 1st floor condo in the heart of the Gold Coast on over-sized corner lot. Not currently rented but would make a great income property. Three bedrooms, two full baths, gas fireplace, open floor plan, newer kitchen with tons of cabinets and new counter tops! Front deck for enjoying the summer breezes. 1 car garage with both storage above and in separate room. Home has Gas heat and central air. **\$439,900**



Lowest priced 3bed / 2 bath Gold Coast condo in Ocean City!

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SOMERS POINT SINGLE W/IN-LAW SUITE

WOW!! Not your typical Somers Point home. Total renovation from front curb to back fence with no expense spared. Includes new kitchen with tile backsplash, corian tops, upgraded appliances, wine cooler, custom blinds, multiple storage attics, professional landscaping with EP Henry walkways, patios and walls, vinyl fencing, gutter helmets, NO MAINTENANCE lawn and much more! Now add a 1-bedroom/1-bath GUEST HOUSE and you won't believe the low price. **YOU HAVE TO SEE THIS HOUSE! \$329,000**



Investors alert! This property is a rental machine with \$35K income this past season. Single Family at a condo price complete with four bedrooms, three baths, enclosed front porch, rear deck and a den/fifth bedroom complete with second kitchen and separate entrance. So much flexibility with this property you have to come see it. Two bedrooms on first floor, two (+den w/bath) on second floor. Located in the heart of downtown, park your car and never have to move it. **\$489,000**

SINGLE FAMILY



Investors alert! This property is a rental machine with \$35K income this past season. Single Family at a condo price complete with four bedrooms, three baths, enclosed front porch, rear deck and a den/fifth bedroom complete with second kitchen and separate entrance. So much flexibility with this property you have to come see it. Two bedrooms on first floor, two (+den w/bath) on second floor. Located in the heart of downtown, park your car and never have to move it. **\$489,000**

DOWNTOWN CONDO



Pride of Ownership in this spacious three bedroom-two bath condo located within walking distance to the beach, boardwalk, playground, Bayside Center, supermarket and multiple shops/restaurants along Ocean City's premiere shopping district. Extra-large, covered front deck acts as an extension of the living room. Property boasts a huge storage room on the ground floor, one-car garage, granite counters, new refrigerator, washer & dryer & all new windows and doors. **Easy to show, call Kevin today. \$399,000**

2nd FLOOR CONDO

Over-sized unit on a 30 x 115 lot. Great layout, great storage space and extra features like enclosed shower, two extra closets in hall way, spacious bedrooms and baths,



rear deck and larger front deck. You'll see the difference if you've been in any other 3 bedroom-2 bath units on the island. Centrally located to the beach, boardwalk, downtown shopping, WaWa, drugstore and restaurants. Here's your affordable beach house. **Call Kevin today for your private showing. \$439,900.**

NEW PRICE



PORT NORRIS 51+ ACRES

Too many options for this property to list here but currently used as a hunting ground. Two buildable lots on the road frontage complete with boring/perc and well tests and fully cleared. 40X40 Morton Pole Barn on one lot with electric and agricultural well along with additional land for a home. Large lot in back is mostly a meadow that could be farmed or leased to farming or build a peaceful dwelling. Other areas are wooded with natural ponds with no wetlands designation per DEP letter (upon request). **\$179,500. Call Kevin**

OVERSIZED 4 BEDROOM

You'll love the spacious room sizes in this 4 bedroom-two bath first floor condo on a 40 X 115 over-sized lot. Enjoy the outdoors here on the large front deck and full size rear deck. Plenty of off-street parking here with room for 4-5 vehicles. Enclosed outside shower convenient for coming off the beach. Outside storage closet



with access under house for storing the larger toys like bikes and kayaks. This location is close to WaWa, Acme, CVS, Ice Cream, 5 & 10 store, playground, and many other local amenities. Of course a few short blocks to the beach and close access to the bay. This central location makes this the perfect property for personal use or as a rental investment property. **Easy to show and priced to sell. \$499,000**



READY FOR SUMMER 2017

2-Unit Condo 3 Bedroom / 2 Bath each unit. Call Kevin for more details!

First Floor - \$459,000 • Second Floor - \$479,000

Amenities and Features will include; cambria quartz counters in the kitchen, granite in the bathrooms, higher depth fiberglass tub and all seamless glass shower doors on showers, full tile in all bathrooms, engineered hardwood floor throughout the living/ Kitchen/Dining areas along with hallways and master bedroom, tankless water heaters and a separate water meter for the association irrigation system, PVC decking on all 1st floor decks by Wolf (not lower grade "composite" like timbertech or trex), fiberglass in all laundry areas with a drain, upper decks include drains (no scuppers), crown moulding in the 1st floor unit in the main area and hallways and master bedroom, 2nd floor unit includes decorative pediment head windows and doors, metal spindles for railing, epoxy garage floors and many other quality upgrades that are standard in this model. Construction starting soon. **Call Kevin today to view finished comparables!**

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www.damonbready.com

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LOCATED IN EXCLUSIVE HARBOR ACRES

This Home is a Once in a Lifetime find....



Exceptional Estate 5 Bedrooms, 3 1/2 Baths

Surrounded by 1.6 acres of mature landscaping and hardscape. You can either enter the property through the paved circle driveway or the 3 car detached garage. All this and it's located in the Exclusive Harbor Acres Subdivision in Egg Harbor Township. No expense was spared when this home was renovated. This home has it all from a Movie Theater to a Classic Pub to a Gym and a Ballet Studio. The in law suite has it's own entrance and deck and was completed renovated. There is a media closet that controls the speakers in the kitchen, back patio and the master bath. There are 2 bedrooms upstairs that share a tiled hall bath and the Master Bedroom. The Master Suite has 2 walk in closets along with a Custom Tiled Shower and built in double vanity. This home is a once in a lifetime find, don't let this one fall through the cracks. Seller is a Licensed NJ Real Estate Agent. **\$769,900**

This one has it ALL! Movie Theater, Classic Pub, Gym and Ballet Studio + In-Law Suite



No expense was spared when this home was renovated - Call Damon



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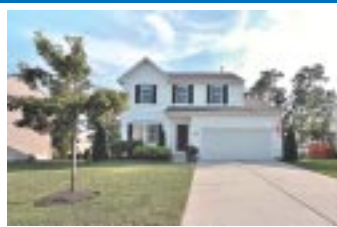
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E.H.T. A MUST SEE FAMILY HOME!



Looking for a home to raise your Family? Looking for Character? Then this home is a must see for you. Beautiful garden and fantastic curb appeal. 3 bedrooms and 2 1/2 bathrooms, family room with a vaulted ceiling, living room, dining room, and even a laundry room/pantry. The basement is "The quintessential Man Cave". Backyard is an oasis. Low monthly electric bills, thanks to Solar! **\$244,900**

TURN KEY SINGLE FAMILY



This Mays Landing property offers 3 Bedrooms 2 1/2 bathrooms along with a finished basement. This home is situated in a small community that is close to shopping and major highways for easy transportation. Some features are gas fireplace in the living room, large master bedroom, full finished basement and much more. Schedule your appointment today! **\$244,900**

ACROSS FROM GREATER BAY C.C.



Great family home... Massive for Somers Point and is priced to sell. Easy access to the Ocean City beaches. First floor, sitting area and office, laundry closet, a full bathroom and the renovated family room. Upstairs an updated kitchen and dining area. The sliders lead out to the deck and cozy back yard. Upstairs - 3 bedrooms and a hall bathroom and the Master BR and en suite. **\$319,000**

GREAT INVESTMENT OPPORTUNITY



Close to the wonderful beach and boardwalk of Ocean City. 2 Bedroom condo has been renovated and comes with a great rental history. Features include plantation shutters, custom built ins with upgraded cabinetry, and quality Tommy Bahama furniture. Although it's Turn key property that generated \$20,675 in 2016! Owner is related to Listing Agent. **\$399,000**

GREAT RENTAL HISTORY



Great investment opportunity close to the wonderful beach and boardwalk of Ocean City. 3 Bedroom 2 Bath condo has been renovated... features include plantation shutters, custom built ins with upgraded cabinetry, and quality Tommy Bahama furniture. Large 3 Bedroom 2 Bath Condo boasting 1,620 Square Feet. Turn key property that generated \$24,100 in 2016! Owner is related to listing agent. **\$479,000**

QUALITY NEW CONSTRUCTION



Being built by Surfside Construction. This is a rare O.C. 3 Bedroom 2 Bath 1st Floor corner unit with 200 more square footage than other 3 bedrooms. Enjoy custom craftsmanship and quality material such as cedar impression siding, Board and Batten, Hardwood Floors, Tiled Master Bathroom and a custom kitchen. Call Damon Bready for Plans and Specs. Coming Fall 2016. **\$539,900**

4 BEDROOM WITH OCEAN VIEWS



Excellent 4 Bedroom 2 1/2 bath O.C. condo with Ocean Views. Perfect for an investor looking to generate a lot of rental income or a family looking for a second home close to the beach, boards, and shopping. Upgraded since it was built with maple hardwood floors, granite counter tops and wainscoting. Each unit owner has their own cabana shower on the first floor. This unit rents every week in the summer and with a lot of repeat tenants. **\$729,000**

AFFORDABLE BEACH COTTAGE



Owned by the same family since 1920!
This cute 3 BR, 1 Bath beach cottage located in Somers Point is almost completely original but everything works! Perfect for a starter home or if you are looking for a beach house without the Big Price Tag. Needs some TLC but it has Character. **\$120,000**



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Ali Walters

Mortgage Loan Officer-NMLS #460238

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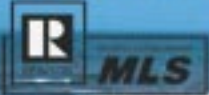
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DEEP SOUTHEND



DEEP SOUTHEND HAVEN AVE 1ST FLOOR CONDO. Completely UPDATED 3 BR/2 BA home w/cent AC, ceil fns, hrdwd fls, granite kit w/stainless steel appls, tile BA's, INVITING screened porch, outside storage, parking pad & beach shower. Enjoy MEADOW VIEWS on quiet street in desirable SOUTHEND @ \$364,000

PRISTINE GARDENS AREA CENTRAL ROAD 1ST FLOOR CONDO. Unique condo, LOADED W/UP-GRADES. Mostly furn 4 BR/2.5BA, gas ht & fpl, cent AC, ceil fns, hrdwd fls, granite kit w/tile backsplash & stainless appls, BA's w/granite cntns, trg tile foyer w/access to 1-car garg & storage rm w/patio door to



fenced rear yard, in-grnd sprnkls, wide front porch + rear porch, full size Indry rm w/utility sink & enclsd beach shower. Quiet Gardens area location, never rented @ \$534,700

SOUTHEND ASBURY AVE 1ST FLOOR CONDO. UPGRADES GALORE in this fully furn 3 BR/2 BA home w/gas ht & fpl, cent AC, ceil fns, crown moldings, Carrera marble fpl surround & CUSTOM media cabinet w/bev. refrig, CUSTOM granite kit w/breakfast bar & stainless appls, MBA has temp cntrl



"rain" shwrhd & Carrera marble shwr walls & fls, front & rear AZEK porches, self-watering wndw boxes, 1-car detach garg & beach shwr. TOO MANY UPGRADES TO LIST, MUST SEE @ \$549,000

2nd FLOOR CONDOMINIUMS



GREAT BUY, 2ND FLOOR CONDO ACROSS FROM BIRD SANCTUARY. Adorable, move-in condition 2 BR/1 BA condo has bay views and faces preserved open space, w/all appliances, bb heat, wall AC's, ceil fans, separate dining area, nice rear porch & plenty of off-street parking. Perfect summer retreat or year-round home @ \$235,000



INCREDIBLE VALUE!!! 3200 BLOCK CENTRAL AVE. 2ND FLOOR CONDO. Partial furn, well maintained 3 BR/2 BA w/gas ht & cent AC, fpl, cath ceil, clerestory wndws, ceil fns, skylites, hrdwd fls, spacious front porch + rear deck, carport + plenty of off street parking, storage & beach shwr. Best location-easy walk to restaurants, playground & sports courts, fantastic rental history & just steps to best beaches @ \$499,900

GOLD COAST AREA ASBURY AVE 2ND FLOOR CONDO. Stunning 4 BR/2 BA Gavranch built home, tastefully furn & well maintained w/gas ht & fpl, cent AC, cath ceil w/fns, hrdwd fls, updated center island kit w/granite cntns & tile back splash, large BR's & BA's, separate laundry room, large front & rear decks, 1-car garg + large storage area, brick paver



walkway to part enclsd entrance & beach shwr. Great location, easy walk to Gold Coast beaches with great rental potential @ \$699,900

NEW CONSTRUCTION



STUNNING NEW CONSTRUCTION 2900 BLOCK CENTRAL AVENUE. BRAND NEW 4 BR/2.5BA each fl w/gas ht & fpl, cent AC, ceil fns, center island granite kit w/high-end cabinetry & stainless steel appls, front & rear decks/porches, garage + parking & beach shower. Excellent rental potential, perfect location 1 block from beach. BUY NOW & HAVE CHOICES! 1st fl \$859,000, 2nd fl \$889,000, duplex \$1,748,000

BAY LANDINGS



NEW CONSTRUCTION BAY LANDINGS SINGLE WITH DEEDED BOAT SLIP. Gorgeous new 6 BR/3.5 BA home w/multi-zoned gas ht & cent AC, gas fpl, hrdwd fls, ceil fns, open 1st fl layout w/ chef's kit, tray ceils, living/dining area leading to large rear deck & landscaped yard, 2nd fl w/4 spacious BR's including MBR suite w/walk-in closet & front deck, finished 3rd fl w/2 BR & full BA, 1-car garg & beach shwr. Property includes deeded boat slip within steps of home! Buy now & have choices @ \$950,000

GARDENS



MAGNIFICENT NEW CONSTRUCTION GARDENS SINGLE W/FANTASTIC OCEAN VIEWS! Gorgeous 5 BR/3 full BA + 2 half BA one-of-a-kind prop in most desired Gardens neighborhood has "upside down" layout w/OCEAN VIEWS from "Chef's" kit, living/dining area, covered porch & private deck off MBR suite. Features gas ht & fpl, cent AC, cath ceils w/fns, hrdwd fls, FR w/wet bar, MBR suite w/custom BA, 4-stop elev, in-grnd pool, heated garg & MORE! Buy now, have choices @ \$3,275,000

SINGLES ACROSS THE ISLAND

RIVIERA



GIANT RIVIERA 100' X 100' CORNER LOT W/FINE HOME. Affordable 4 BR/2 BA single on HUGE corner lot w/2 BR's & full BA on each fl, renovated eat-in kit, formal DR & LR, gas hwbb ht, wndw AC's, fpl, oversized attach garg, nice frnt porch, fenced yrd, beautifully maintained. POSSIBLE SUBDIVISION, one of OC's largest lots @ **\$519,900**

BAY AREA



CLASSIC NORTHEAST BAY AREA BEACH HOUSE. Partial furn 5 BR/3 BA across from open bay w/tons of possibilities! Top fl has 3 BR/2 BA w/gas ht, cent AC, cell fns, hrdwd fls, lrg kit w/breakfast bar, cust cabinets & stainless appls, BA's w/tile fls & great front porch. Ground fl has 2 BR/1 BA w/kit & living area-perfect as in-law suite or income producing rental. Interior stairs w/access door to 1st fl allow for SINGLE FAMILY use. Great value @ **\$530,000**

LAGOON AREA



CLASSIC LAGOON AREA SINGLE IN DESIRABLE GARDENS NEIGHBORHOOD. Spacious 4 BR/2.5 BA part furn home features updated open layout 1st fl w/hw ht & fpl, AC, cell fns, NEWER cust island kit w/granite cntrs, stainless appls & slider to FABULOUS BRICK PAVER PATIO & fncd rear yrd w/in-grnd sprnkls, 4 lrg BR's include comfortable MBR w/walk-in closet & lrg awning covered deck, 1-car attach garg + storage & beach shwr. MOVE-IN READY, FANTASTIC GARDENS LOCATION @ **\$769,000**

SOUTHEAST



SOUTHEAST ASBURY AVE. SINGLE FAMILY HOME. ALMOST NEW!!! NEW paint, NEW fls, NEW kit, NEW BA's in this 5 BR/3 BA + den w/gas hwbb ht & cent AC, hrdwd fls, cell fns, LR w/bay alcove, DR w/wainscot walls, crown moldings, quartz kit w/stainless appls & tile back splash, lrg bright MBR suite w/tile BA, cath cells, skylight & private deck w/peak ocean views, rear ally access + plenty of off-street prking, beach shwr. Great location & just steps to 51st St. beach @ **\$929,000**

LAGOONFRONT



EXQUISITE RIVIERA LAGOONFRONT MASTERPIECE. Stunning Pansini-built, mostly furn 5 BR/4.5 BA 3-sty home has dramatic entry foyer, 3-stop fabulous ELEVATOR, (2) master suites, chef's island kit, multiple living areas, office/study, soaring roof deck, massive lagoonfrt wood patio w/POOL & grill, newer bulkhead has boater's dream dock w/(2) boat slips on 50' x 100' lot. No expense spared, too much to mention, must be experienced, NOW **\$2,225,000**

BEACHFRONT



SPECTACULAR GOLD COAST BEACHFRONT SINGLE W/MAGNIFICENT OCEAN VIEWS. This exquisite 3-story 5 BR/6.5 BA custom-built masterpiece features multiple living areas w/multi-zone gas HVAC, domed cell w/fns, custom gas fpls, cherry cabinetry, maple hrdwd fls, handmade maple staircase, solid wood doors w/crystal hrdwr, custom kit w/marble cntr island, En Suite BR's, jetted tubs, 3-stop ELEVATOR, 2-car garg & MORE! GRAND HOME in the heart of OC's Gold Coast, must be experienced, NOW **\$4,950,000**

UPPER TOWNSHIP / SOMERS POINT SINGLES

BEESLEYS POINT



QUAINT 1 BR/1 BA COTTAGE IN DESIRABLE BEESLEYS POINT. Set on a huge 100' x 100' lot, this home has great potential. REHAB IT, EXPAND IT or REBUILD IT - this could be your dream home!!! Located on the extra wide E. Mapleshade Lane, an excellent family neighborhood in one of Cape May County's best school districts. Just minutes to Ocean City @ **\$130,000**

OCEAN VIEW



ADORABLE OCEAN VIEW RANCHER. Partial furn, immaculately maintained 2 BR/1BA home on large .549 acre private "flag" lot has been freshly painted & is move-in ready w/gas hwbb ht, cell fns, hrdwd fls, large LR, open kit w/dining area, 3 season room, NEWER roof & siding, newly tiled BA, 2-car detach garg + plenty of parking. Perfect home in the middle of Upper Township, close to everything @ **\$219,000**

MARMORA



WELL MAINTAINED 3 BR/2 BA MARMORA RANCHER. Situated on a corner lot in a quiet neighborhood, this home has a huge side yard, large kitchen with breakfast bar and dining area, ceiling fans, BRAND NEW HVAC system, spacious utility/laundry room, covered back deck & attached garage. FANTASTIC LOCATION, CLOSE TO OCEAN CITY, NOW **\$259,000**

SOMERS POINT



CHARMING SOMERS POINT RANCH STYLE HOME IN QUIET FAMILY NEIGHBORHOOD. Spacious 4 BR/2 BA w/gas ht & fpl, cent AC, cath cell w/fns, skylights, hrdwd fls, granite kit w/breakfast bar & tile fls, 2 large MBR suites w/custom tile BA's & tons of closet space, Florida rm w/slate fls, Solar Panels, multi-level decks w/hot tub to nicely landscaped fenced yard, 1 1/2 car detach garg. Great family home, conveniently located @ **\$299,925**

PETERSBURG



BEAUTIFULLY RENOVATED PETERSBURG SINGLE IN DESIRABLE SOUTH WOODS. Situated on 2+ acres, this home features 3 BR/2.5 BA w/gas ht, cent AC, cell fns, hrdwd fls, great room w/pl, granite center island kit w/stainless stl appls, tile fls & dining area, MBR w/spacious BA has granite cntrs/tile shwr/spa tub, BR's have walk-in closets, 2-car garg + storage shed, in-grnd sprnkls & fabulous sprawling rear deck for easy outdoor entertaining! Perfect family home just minutes to Ocean City @ **\$355,000**

MARMORA



STUNNING, ESTATE LIKE SINGLE IN PRESTIGIOUS MARLA'S HILL NEIGHBORHOOD OF UPPER TWP Beautifully equipped 5BR/2.5 BA w/propane ht & cent AC, fpl, cath cells w/fns, hrdwd fls, custom kit w/granite cntrs, Viking range & tile fls, in-grnd pool, cabana BA, hot tub, basketball court, lrg utility shed/workshop, 2-car garg & more! Surrounded by mature landscaping in a resort like setting, this home is simply the best @ **\$474,900**

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UNOBSTRUCTED OCEAN / BEACH VIEW

If you are after a rare jewel along the New Jersey beachfront - or any beachfront, for that matter - then take a look at this diamond along Sea Isle City's sedate north end. 4-bedroom, 2.5-bathroom side-by-side offers the Holy Grail of views: On one side, an unobstructed ocean/beach view from two decks; on the other side, an unobstructed view across Ludlam Bay. Two-story 2,000-plus sq.ft. of living space. Top floor open-concept with a fully remodeled kitchen. Master bed & private bath on the bay side with a deck. Room to Park underneath, with two more uncovered spaces in the driveway. **\$819,000. DENNIS DEITCH - CELL: 215-275-0482**



IN THE HEART OF ABSECON ESTATES

WOW!!! Stunning Dutch Colonial "Amsterdam" Sears home is located in the heart of the sought after Absecon Estates. This well maintained and extremely charming 5 BR, 2 1/2 BA family home offers 4,000 square feet of living space! Features a sunken great room, renovated kitchen, eat-in nook, and tranquil master bedroom suite. One of a kind home has beautiful hardwood floors and huge yard offers. Heat and air is multi-zoned. **Must see! \$379,000. JOANNA DRISCOLL - CELL: 609-839-3121**



CONVENIENT OC LOCATION

Rare single family home in Ocean City. 3 bedrooms 2 bathrooms with a large living area, dining room, kitchen, and master bedroom on main level. Upstairs has two bedrooms, a full bath and a HUGE wrap around deck for entertaining. Location is convenient to Asbury Avenue shops, supermarket, church primary and high schools, beach and boardwalk. Park your car and walk to everything! **\$439,900. JOHN MOORE, JR - CELL: 609-705-3360**



BEST VALUE / BEST BUY

In the south end of Ocean City. Freshly painted 4 BR, 2 BA condo with large living space, bedrooms and bathrooms. It has all of the upgrades you are looking for: Hardwood floors, beautifully tiled bathrooms, stainless steel appliances and granite countertops. Both the front and back decks are oversized and great for entertaining. Property has never been rented and is in pristine condition. **\$539,000. JOHN A MOORE, SR - CELL: 609-408-2235**



NORTHEND NEW CONSTRUCTION

Excellent opportunity to own new construction in the much desired North-end of Ocean City. This 4 BR, 3 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. **\$829,000. JOHN A MOORE, SR - CELL: 609-408-2235**



CLOSE TO EVERYTHING

Unit 16 is one of the premier quite/private units in Oceanside, located in the rear of the building with a private balcony. The 1 BR, 1 BA condo has been owner occupied, lovingly cared for, and never rented since it was purchased. Amenities include a great pool and spa area, covered parking. Newer paint and furnishings and two refrigerators. This complex is open year round!! **\$239,900. LOIS JACOB - CELL: 610-310-8537 or DAVID JACOB - CELL: 610-310-8096**




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Toys for Tots

Collection of new, unwrapped toys for the
US Marine Corps toy drive.

November 14th - December 17th

Food is Love, Share Some Love

Drive to collect food items for the OC Ecumenical Food Cupboard.
Microwave meals, peanut butter, jelly, non-perishable food items,
paper towels, laundry detergent, etc.

January 18th - February 28th



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