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Summer 2017

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BAYFRONT RETREAT

This charming home is located in one of Ocean City's most exclusive neighborhoods. Featuring 4 bedrooms, 2 bathrooms, hardwood floors, a large waterfront deck, spacious upper deck, boat slip and more. Come enjoy the breathtaking endless water views from this one of a kind property. \$1,399,000

Call Patrick Halliday 609-602-3917 for details!



LUXURIOUS RETREAT!

As you lay in bed you can hear the symphony of the ocean from this luxurious 5 bedroom, 3 bathroom town home is appointed with the finest finishes. From the moment you enter this one of a kind home you are immediately surrounded with customs wood work, rich hardwood floors, a dramatic floor plan, cathedral ceilings, gourmet kitchen, top of the line appliances, granite counter tops, breathtaking ocean views, multiple oversized decks and much more! Located in the heart of the Goldcoast. \$1,999,900

Call Patrick Halliday 609-602-3917 for details!



NORTHEND MASTERPIECE

This luxurious 4 bedroom, 2.5 bathroom second floor condo is loaded with upgrades including a gourmet kitchen, granite counter tops, stainless steel appliances, hardwood floors, professionally decorated and furnished interior, roof top deck, private garage parking, private entrances and much more. 1st floor - \$799,000 2nd floor - \$849,000

Call Patrick Halliday 609-602-3917 for details!



MAGNIFICENT DEVELOPMENT!

This luxurious, new construction single family home is located on the meadows with breathtaking water and sunset views. Features include 5 bedrooms, 3 bathrooms, a spacious floor plan, gourmet kitchen with granite counter tops and stainless steel appliances, custom tiled bathrooms, hardwood floors and much more! \$949,000

Call Patrick Halliday 609-602-3917 for details!



NORTHEND MASTERPIECE!

This beautiful oceanside retreat features 4 bedrooms, 2.5 bathrooms, tile flooring, gourmet kitchen, stainless steel appliances, granite counter tops, large decks, elevator, over-sized garage, private roof top deck with breathtaking views and much more. \$775,000

Call Patrick Halliday 609-602-3917 for details!



IMMACULATE RETREAT!

Raise your standards with this luxurious single family home located in the heart of the Gardens, Ocean City's most exclusive neighborhood. Features include 4 bedrooms, 2.5 bathrooms, a spacious floor plan, gourmet kitchen with granite counter tops and stainless steel appliances, custom tiled bathrooms, hardwood floors and much more. Enjoy the ocean breeze on one of the large exterior decks or from the spacious fenced in rear yard. \$1,149,000

Call Patrick Halliday 609-602-3917 for details!

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Sales Associate

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INVESTOR ALERT



RARE DUPLEX under \$375k!!

411 E 4th, Ocean City - 3 bedrooms 1 bath each floor! First floor yearly tenant pays \$1,000./mo lease until May. Second fl tenant pays \$1,150/mo yearly Lease until Oct 2017. 6 Spacious bedrooms! Second floor features HUGE SUNNY living room with full dining room. Hardwood floors under carpet. Use one floor rent the other! Call for appointment!! \$374,999

Call Ellen for an appointment.



BEST BUY CLOSE TO BEACH!

3024 West ave Ocean City - \$379,000 - BEST BUY!! 3 Bedroom 2 Bath First floor. Central air and Gas heat. Newer roof, siding and windows!!! Nice size front porch! Attached Garage!! Spacious bedrooms! Never rented, but would make a great investment! Close to the beach!! Easy to show! \$379,000

Call Ellen for an appointment.

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CUSTOM BUILT BAY AREA SINGLE

**Bay Views • 2 Master Bedrooms
Huge Family Room • Elevator • 2-Car Garage**

1409 Pleasure, Ocean City

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

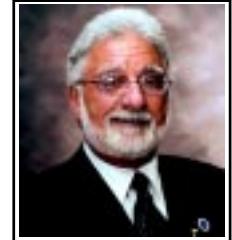
Please call today for specs and plans. \$849,900



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Don Wristbridge, MS

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421 BATTERSEA RD, OCEAN CITY, NJ 08226

Nick Marotta, ABR, GRI

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SUNRISE AND THE SOUND OF THE SURF!



This 4 bedroom, 3 bath beachfront town home is a sensual delight. Brightest and most private unit in the complex. The large family room doubles as the fourth bedroom. The family room flows on to an over sized patio with direct access to the beach. A beautiful new kitchen as well as many other recent upgrades make this Beachfront a Best Buy! \$1,085,000. Call Don



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 \$674,900.

Call Nick or visit www.NickMarotta.com



CLEAN AS A WHISTLE!

Recently refinished hardwood floors, new kitchen, gas heat & central air, screened in front porch, vinyl siding, one & a half car garage, large treed lot, rear patio, outside shower, 7 minutes to Ocean City. This is the perfect retirement home or beach house. \$175,000. Call Don today!



WESLEY AVE. CONDO

Very Well Maintained 3 Bedroom, 2 Full bath 2nd Fl. Condo. Gas Heat, Central Air, Gas Log Fire Place. New Bedroom Sliders and Refrigerator. Fully Furnished, Carport and Storage. Great Rental Property. Asking \$529,900.

Call Nick or visit www.NickMarotta.com

SUNSHINE GALORE!



Beautifully appointed and maintained 4 bedroom 2.5 bath home. Located in a quiet neighborhood, yet easy walking distance to everything Ocean City has to offer. The transom windows make the Great room bright and cheery. The gas log fireplace makes it warm and cozy. There are over sized front and rear decks for morning coffee out front and evening cocktails out back. \$544,000. 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. For more Information Asking \$199,000.

Call Nick or visit www.NickMarotta.com

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Achristavest has done it again with another unique, one of a kind ocean view home, this time in the Gardens neighborhood of Ocean City. This stunning new construction, single family home was designed by Asher Associates and features the award-winning Achristavest style.



- 5 Spacious Bedrooms
- 3 Full-sized + 1 Half Custom Bath
- Chefs Grade Kitchen & Appliances
- Open Living & Dining Areas
- 3rd Floor Master Suite w/large Custom Bath & Private Deck



- Family Room With Wet Bar
- High-end Custom Finishes Throughout
- Hardwood Flooring Throughout
- Private Back Yard Oasis with Custom In-ground Pool
- Prime Gardens Location
- Fabulous OCEAN VIEWS



401 BAYFRONT - Enjoy unobstructed bay views, cool summer bay breezes and the best sunsets Ocean City has to offer from this lovely 3 bedroom/2 bath 1st floor condo. #1 spot for Night in Venice @ \$675,000



3201 ASBURY AVENUE - Pristine 1st floor 4 bedroom/3 bath condominium beautifully furnished and equipped with lovely landscaping. Fantastic corner location, close to beach, shopping, park & sports courts @ \$699,900



5117 ASBURY AVENUE - Beautiful 5 bedroom/3 bath single family home, recently renovated with all new bathrooms, flooring, cabinetry, appliances, paint & furniture! Ocean views and just steps to great south end beaches @ \$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!*

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1st FLOOR CONDOMINIUMS



SPECTACULAR SUNSETS & MEADOW VIEWS FROM DEEP SOUTHEND 1ST FLOOR CONDO. Fully furn, well maintained 4 BR/2 BA w/gas ht & fpl, cent AC, ceil fns, custom cent island kit w/granite cntrs, tile backsplash & stainless appls, spacious BR's, MBA w/spa tub & walk-in tile shwr, 2-car garg. Great rental history & just a short walk to beach & playground @ \$539,000



ENJOY MEADOW VIEWS & MAGNIFICENT SUNSETS FROM DEEP SOUTHEND 1ST FLOOR CONDO. Beautifully redone & furn 4 BR/2 BA w/gas ht & fpl, cent AC, ceil fns, hrdwd fls, custom kit has granite cntrs/tile backsplash/stainless steel appls, 3 spacious BR's + MBR suite w/lrg walk-in shwr & spa tub, lg 2-car garg w/extra storage & beach shwr. Short walk to beach & public park, **MOVE-IN READY @ \$625,000**



MAGNIFICENT 1ST FLOOR OCEANFRONT CONDO. Nicely appointed 4 BR/3BA elevated 1st fl condo has unobstructed OCEAN VIEWS & spacious interior layout w/gas ht & fpl, cent AC, ceil fns, hrdwd fls, updated center island kit w/granite cntrs & tile backsplash, lg rear porch w/stairs to beach, extra lg garg, grnd fl cabana w/full BA + beach shwr. Step out your back door & enjoy beautiful southend beaches @ \$1,724,999

2nd & 3rd FLOOR CONDOMINIUMS



3100 BLOCK OF CENTRAL AVE. 2ND FLOOR BEACHBLOCK CONDO. Nicely furn, well maintained 2 BR/1 BA home w/elec ht, wall AC's, ceil fns, hrdwd fls, kit w/breakfast bar & tile backsplash, front facing east porch w/OCEAN VIEWS, prkng pad & beach shwr. Excellent location, impressive rental history & just steps to best beaches @ \$363,000



GOLD COAST WESLEY AVE. 2ND FLOOR CONDO ACROSS FROM BEACH & BOARDWALK. Fully furn 4 BR/2 BA offers bright, open living space w/cath cells & clerestory wndws, gas ht & cent Ac, fpl, ceil fns, center island kit w/skylight, lr BR's, spacious frnt porch w/great views + back deck, prkng pad w/plenty of off street prkng & encl beach shwr. Excellent location, fantastic rentals & just steps to best beaches @ \$749,900



SPACIOUS 3RD FLOOR CONDO DOWNTOWN CENTRAL AVE. Fully furn 4 BR/2 BA located in the heart of Ocean City w/gas ht, cent AC, ceil fns, recessed lights, hrdwd fls, center island cust kit w/granite cntrs, tile backsplash, stainless steel appls, spacious rear porch off MBR, prkng pad & beach shwr. Great rental potential @ \$575,000

SINGLES ACROSS THE ISLAND



SOUTHEND OCEANVIEW SINGLE. "Neel Tract", fully furn 3 BR/2 BA + sleeper den on oversized 45'x67' lot w/elec bbbt, wndw AC's, skylight & more. 1st level offers unique interior "great rm" w/soaring cath cel, nice OCEANVIEW porch & MBR suite w/private rear deck. Upper level has 2 BR's, one w/extended OCEANVIEW sitting area & deck & balcony hallway, carport w/ample parking, storage & beach shwr. Rare opportunity close to beach for 2nd home/rental or future development @ \$799,900



SOUTHEND "NEEL TRACT" SINGLE. Lovely 3 BR/2 1/2 BA + den (4th bedroom) just steps to wonderful southend beaches. Nicely furn w/gas ht, cent AC, ceil fns, fully equipped kit w/breakfast bar, tray cel & recessed lights, 1st fl screened porch + spacious wrap deck off 2nd fl MBR suite w/fantastic OCEAN VIEWS, storage & beach shwr. Affordable single, perfect 2nd home or rental @ \$899,900



SPRAWLING GARDENS RANCHER ON ONE OF THE GARDENS LARGEST LOTS, 114'x120'x123'. Fully furn 4 BR/2 BA home w/formal rooms: LR, DR, kit & den, gas ht, cent AC, hrdwd fls, tile BA's lg 2-car det garage, frt porch + lg rear deck, storage attic. Lovely, lg front & rear lawn on a beautiful street on the east side of Gardens Parkway @ \$1,395,000

DUPLEXES / MULTI-FAMILY



TIMELESS SEASHORE DUPLEX IN GREAT NORTHEND NEIGHBORHOOD. Fully furn, well maintained 3 BR/1 BA 1st fl w/compact kit & living & dining area, spacious 2nd fl has 2 BR/1 BA w/lrg kit. Both fls w/gas hbtt, cent AC, hrdwd fls, updated kits w/gas stoves & covered front porches perfect for relaxing after a day at the beach. Popular rental property w/more than \$25k already booked for 2017 @ \$589,000



SOUTHEND BEACHFRONT DUPLEX OR CONDOS. Newer, fully furn 4 BR/3 1/2 BA each fl w/gas ht & fpl, cent AC, ceil fns, lg front & rear deck/porches, hrdwd fls, granite center island kit, impeccably decorated, tile BA's, whirlpool tub, garg, beach shwr, attention to detail. Sweeping ocean & coast views, outstanding rentals or ideal vacation homes. Elevated 1st fl \$1,550,000, 2nd fl \$1,750,000, duplex \$3,300,000



CHARMING NORTHEND TRIPLEX CLOSE TO BEACH, BOARDWALK & OCEAN. Fully furn 3 BR/1 BA 1st & 2nd fls + 2 BR/1 BA 3rd fl, w/original hrdwd fls, classic wainscot walls & expansive front porches. A RARE FIND & great opportunity to own by the beach & produce income too! **EASY TO SHOW @ \$679,000**



Michael J. Hoffman

Licensed Real Estate Broker

*Exclusive Marr Agency
Ocean City Properties*



CUSTOM HIGH END NEW CONSTRUCTION

in the 5400 block of Asbury Ave on the ocean side of the street. Features 1st floor with 3 beds, 2 baths, separate entrances, upgraded kitchen, full tile in both bathrooms, Andersen windows, hardwood flooring.

Asking \$639,900



OCEAN REEF CONDO WITH VIEWS
of the open bay. This first floor 2 bedroom 2 bath unit has a rare enlarged deck, serene bay views, and has access to all the amenities of the beautiful complex. Asking \$334,900



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, brand new roof, and lots of bright windows. \$429,000



BEACH FRONT NEW CONSTRUCTION

in the 4800 Block of Central Avenue. This impressive project will be completed in the Spring of 2018 with each unit featuring 4 beds and 4 baths. Each condo will have elevators, ocean views, and top of the line finishes.

1st Floor: \$1,895,000 and
2nd Floor: \$2,095,000



METICULOUSLY KEPT TURN KEY
3 bedroom 2 bath 2nd floor condo on the ocean side of West Ave close to the beach and the boardwalk. Features front and rear decks, new flooring, gas heat and central air. Asking \$439,900



CUSTOM CORNER CONDO at 32nd & Asbury that gets afternoon shade on the large front porch with views. This 2nd Fl is a spacious 4 bedroom 2.5 bath unit with front & rear decks, ocean views, granite counters, upgraded kitchen, high end exterior, and is steps to the beach. Asking \$899,900



CUSTOM RIVIERA 5 BR SINGLE

with 5 beds, 5 full baths, and 2 half baths. This unique home features a formal dining room, library/study, gourmet kitchen, heated in ground pool, custom masonry & millwork, and hardwood flooring.

Asking \$1,199,900



GARDENS SINGLE FAMILY home with 4 beds and 2.5 baths. This tastefully renovated home is on a lovely street available just in time for Summer. Amenities include bright sun room, large bedrooms, large back deck & porches, & cedar impressions siding. \$899,900



SEASHORE STYLE TOWN HOME located in the heart of the Goldcoast. Condo features 4 beds & 4.5 baths, den w/ wet bar, and roof deck with ocean views. Also includes custom shutters, new flooring, and upgraded wall finishes. \$1,329,000

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THE ASBURY CONDOMINIUMS... From only \$299,900
22 UNITS WITH BREATHTAKING VIEWS

810 Asbury Avenue, Ocean City - Located in the heart of America's favorite vacation destination. Built with the needs of an upscale buyer in mind, no detail was overlooked during the construction and design process. Every unit was designed to give you breathtaking views of either the boardwalk or the bay! We have one 1 BR unit available for \$299,900, the rest of the units have 2 BRs / 2 BAs with some with 2 BRs / 2 BAs and a den. Other features include: A short walk to beaches, boardwalk, dining, and shopping - Large windows and high ceilings for loads of natural light - Huge lobby, elevator, and community room for resident use - High quality construction and custom finishes in each unit - Deeded parking and storage units for every condo. Call or text Ken to schedule a tour at 609.442.3850.



GREAT NEIGHBORHOOD

24 Michigan Ave, Ocean City - Beautiful Custom Built home constructed in 2011 in excellent condition. Custom features throughout - fireplace, large open kitchen and family room, Master suite, 2nd level 3 BRs/2.5 BAs. Nice outside fenced in yard with a rear deck and private rear yard. Many other features. Located close to schools, community center, beach and boardwalk. \$679,000



OUTSTANDING SINGLE

1629 Bay Ave, Ocean City - Outstanding construction in this meticulously maintained 4 BR/3 1/2 BA home offering a peak to the bay with beautiful sunsets too. Large open foyer, living rm, dining rm & kitchen. Den/office leads to deck & rear fenced in yard. 2nd flr w/ two Master suites. Front deck with the bay view. Two over sized BRs. Four decks. Gas log fpcl. Fully furn! \$819,900



WONDERFUL VIEWS

6 Somerset Lane, Ocean City - HUGE Single family home on sunny corner lot! Wonderful views of the inter-coastal and sunsets from multiple decks. 5 bdrm, 4 bath home features LARGE family room w/ fireplace, large eat in kitchen with numerous upgrades. Cherry floors, formal dining rm & study. Monstrous Master Suite boasts dbl walk-in closets, fpcl, steam shwr & Jacuzzi. \$949,000



BEESLYS POINT SINGLE

17 Wilkie Blvd, Beesleys Point - Spacious, very nice and well maintained Beesley's Point rancher with 3 BRs, 2 baths. Living room with hardwood floors, a newer kitchen, large family room w/ wood stove, a master bedroom with cathedral ceilings, a laundry room, attached garage. Two full baths. Large sliding glass door facing spacious rear deck with a fenced-in rear yard. Economical natural gas heat and central air. Street has little traffic. Close to the Beesley's Point beach and bay. Convenient location to Ocean City. Recent upgrades. \$309,000. 13 Month Home Warranty included with the sale.



SPACIOUS SINGLE

140 Brigantine Drive, Ocean City - Great Ocean City single family home. Spacious 5 BR/2 BA 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. Nice front covered porch and rear patio, beautiful landscaped yard. Location and neighborhood is excellent. \$439,000

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Brand New - Point Area

6 Williams Ave., Strathmere - \$1,395,000 - Brand new construction in the "Point Area" of Strathmere scheduled for March 2018 delivery. In total, the home is over 3200 sq. ft. of seaside luxury nestled on an oversized beach block location. Features include: wide plank wood-look tile throughout, quartz countertops in kitchen & baths, upgraded Thermador stainless steel appliance package, three-stop elevator, multiple fiberglass decks including an oversized rooftop deck, multi-zone heat & air, hurricane windows & doors, cathedral ceilings, maintenance-free cedar impressions vinyl siding, professionally landscaped grounds, and more. On the rooftop deck enjoy sweeping water views coupled with island vistas. Seller will allow early contract purchasers customization options and selection of finishes. Experience the serenity of Strathmere from this stunning property.



From exterior

Panoramic Bay Views!!!

200 North Bayview Dr., Strathmere - \$995,000 - Experience one of the most unique locations in all of Strathmere. Located at the terminus of North Bayview Drive this property boasts an over 13,000 sq. ft. lot with panoramic views of the Strathmere Bay and Corson's Inlet Bridge coupled with access to your own private beach. Home features: 3 bedrooms, 2 baths, two spacious waterfront decks, a two-car garage, cedar shake roof, & more. Enjoy the current home or build your Strathmere dream house. If you are looking for an unmatched private retreat this waterfront oasis is an absolute must see. Property does have a riparian grant (1.01).



Desirable "Point Area"

2 West Seaciff Ave. Unit #3, Strathmere - \$639,000 - 2 West Seaciff Unit #3 is a sizeable & very private end unit condominium in Strathmere's highly desirable "Point Area". Lifted and completely renovated in 2013, this 4 bedroom, 2 bath condominium is ready for immediate occupancy. Numerous upgrades including a gas fireplace, security system with cameras, 400 sq. ft. + fiberglass deck, pergola, stair lift, detached one car garage, professionally landscaped grounds, & more. The unique location affords multiple water views coupled with short walks to both the Corson's Inlet State Park beach and Oceanside guarded beaches. Property has never been rented and is in immaculate condition. Enjoy the tranquility of Strathmere from this remarkable property.



Stunning Seaside Retreat

10 Randolph Ave., Strathmere - \$1,199,999 - 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 fireplace, 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.

NEW PRICE



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.



Ocean, Bay & Inlet Views!

9 North Bayview Dr., Strathmere - \$1,599,999 - Here is the opportunity to own one of Strathmere's most unique homes, 9 North Bayview Drive. Located on an oversized lot surrounded by the picturesque Corson's Inlet State Park the mature landscaping provides the utmost privacy. Highlights include: multiple garages including a 12 foot garage perfect for indoor large boat storage, oak hardwood flooring, multiple spacious fiberglass decks, private in-law suite with separate kitchen, Koi pond, great room with vaulted ceilings, emergency generator, & more. Property is professionally decorated & being sold partially furnished. Enjoy the generous ocean, bay and inlet views from multiple decks and the tranquility of Strathmere from this unmatched property.



Information deemed to be accurate but not guaranteed



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



Broker Associate

(609) 398-7100

CELL 609-425-6614



3301 Bay Avenue • Ocean City, NJ

www.oceancityNJ1.com

RARE FIND ON HISTORICAL DOLL HOUSE ROW!

This 2 BR, 1 Bath home has been lovingly renovated and completed July 2016. When renovated extra spray foam insulation was installed on 1st floor. All new appliances, new AC, on demand hot water heater, stack-able washer and dryer.



Floor looks like hardwood, but is Core tec vinyl, it is waterproof and perfect for the beach. Bathroom features skylight. This lovely cottage comes fully furnished with beach decor (minus owner's personal items). Why buy a condo and pay fees when you can own this charming single one block from the bay? The yard features a picnic table and storage unit. Don't let this doll house slip away, call for your appointment today! \$369,000



AFFORDABLE GARDENS SINGLE

Are you looking for an affordable 2 Bedroom, 2 Bath Gardens Single in great location and wonderful neighborhood? It's always a wise move to buy the least expensive home in an expensive neighborhood. This little home can be rehabbed or torn down to build your dream home. Parking on the street not a problem in this neighborhood. \$399,000

UNDER CONTRACT

BEACH BLOCK - PERFECT FOR YOUR FAMILY

Relax on the decks of this Beautiful Beach block 3 BR, 2 Bath condo. It is conveniently located just steps to the beach, boardwalk and the Music Pier! The unique layout is perfect for your family. Featuring 3 spacious bedrooms, 2 full baths, and a separate laundry room. The living area is an open floor plan. Huge garage, storage area, roof top deck, and there is even a back yard. This condo also has a great rental history and it comes fully furnished! Freshly painted 2016. New fiberglass decks 2016. Buy now and collect the rents for 2017!!! **Seller is Motivated !!! \$575,000**



BEAUTIFUL 1st FLOOR CONDO

Absolutely beautiful 4 Bedroom, 2 Bath 1st floor 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. New A/C unit 2017. 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!!! \$629,900



ONE OF THE BEST CORNER LOTS IN OC!

This is truly one of the best corner lots in Ocean City!!! Mature landscaping and private patio are a rare find on the island. This 4 Bedroom, 2 Bath home was lovingly built in 1959 and has been occupied by the same family ever since. It has been very well cared for and in great condition. Updating can make this your dream home in a magnificent neighborhood. **\$625,000**

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



BERKSHIRE
HATHAWAY
HomeServices

Fox & Roach,
REALTORS®



WATERFRONT

\$2,699,000 - Luxury Waterfront Living at it's Finest! This stunning Bayfront Ocean City Escape features 9 bedrooms, 8 full baths, 2 half baths, a gourmet kitchen, game room, family room, study and some of the best views in all of OC. This home is truly one-of-a-kind! Call 609-399-0066 MLS#488039



TOP OF THE LINE!

\$1,799,000 - Beautiful waterfront home ft 5 BR, 4 full BA, 2 FR, gorgeous kitchen w/waterview dining, waterfront Master BR, 3rd fl Tv/Game w/extra sleeping & bonus rm w/amazing water views. Exterior ft heated in-ground pool, 3 boat slips, manicured landscaping & large 2 car garage + MORE! KevinDecosta.com Call (609) 399-8200 MLS#479094



GARDENS GEM!

\$1,595,000 - Offers: 5 bedrms, 5.5 bathrooms, open kitchen/dining and living spaces, large kitchen island w/seating, powder rm, gas fireplace, sliders to back yard w/deck & paver patio, 1st fl Bedrm. laundry rm, walk up finished attic/bonus room. 2 car detached garage, large yard, sprinkler sys, outside shower. Call 609-399-8200 MLS#484906



BEACHFRONT GREAT VIEWS

\$1,539,000 - Beachfront with Great Views & Direct Access to Beach! Large Lot, Bright & Cheery open floor plan. Features; 4 BR, 3 BA, fully furnished & Equipped, huge Garage, huge ground level storage, 4 large spacious rooms, huge Master Bedroom, lg Deck w/ views! Summer 2017 Rentals in place Call (609) 399-8200 MLS#484064



JUST LISTED

\$989,000 - Turn-Key Bayfront at an Attractive price! 3 Bedroom, 2 & 1/2 Bath Lagoon Front w/Fantastic views! Park your boat at your Front door! Upgraded and modernized throughout. New Tile, hardwood floors, granite counters, SS Appliances and Gas fireplace! Call Today! Call 609-399-8200 MLS#480815



NEW CONSTRUCTION

\$949,000 - Note the extras in this distinctive 5BR/3BA two-story. This superlative home offers great room. Work island, gas heat, ceiling fans. Fire sprinklers. Deck, indispensable automatic sprinkler system. Come home to an air of comfort and welcome. Call 609.399.0041x37 MLS#483272



GOLD COAST BEAUTY!

\$674,900 - Well Kept 1st Fl. Condo in The Goldcoast. Unit Features 4 Bedrooms & 2 Full Baths, Gas Heat, Central Air, Gas Log F/P. Attached Garage, Furnished Great Rental History. Call 609.399.0041x51 MLS#475504



SEE IT ALL

\$639,000 - From this 2bed/2bath unit with awesome ocean and bay views. From your private balcony you can watch the sunrise and the sunset. Perfect for vacation or year round living. Amenities include pool, elevator, 24/7 security and so much more. Call Now to Schedule a Preview. Priced to Sell! Call 609-399-2402 MLS#482808



SOUTHEND STEAL!

\$619,900 - Great 2nd floor condo! Stylish & shows like NEW! Features: 3 bedrms, 2 full baths, hwbd flrs, gas fp, stainless appls, 2 decks, encl outside shower & attached 1 car garage. Custom furnishings, well maintained property, never rented, 2 blocks to beach, short walk to stores & playground. Call 609-399-8200 MLS#482368



SOUTHEND

\$574,900 - Southend 2nd and 3rd floor! This unit has 4 BR and 3 full baths and has ocean views from the roof-top deck! The main floor has 3 bedrooms and 2 full baths including a junior master, large great room with a built-in fireplace and sliding glass doors to the front deck, a large dining area, & kitchen. Call 609-399-0066 MLS#483833



GREAT NEIGHBORHOOD! BEAUTIFUL HOME!

\$544,000 - Beautifully appointed and maintained 4 BR 2.5 Bath home. Located in a quiet neighborhood, yet easy walking distance to everything Ocean City has to offer. There are oversized front & rear decks, and a large storage room off the garage. Fully furnished & equipped! Call 609.399.0041x15 MLS#482986



SOUTHEND

\$539,000 - 2nd floor in the desirable deep south end just steps to the beach. Features 3 decks including a rooftop deck with partial ocean views and fantastic sunsets. Center island kitchen with granite counter tops. New HVAC. Newer vinyl railings and surfaces on all decks. Includes Home Warranty. Call (609)399-0066 MLS#479833

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

109 34th Street
609-399-8200 • 1-877-978-7500

5501 West Avenue
609-399-0066 • 1-800-345-7865

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

921 Park Place
Gardens Plaza • 609-399-2402

Visit us on the Internet at www.foxroach.com

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BEAUTIFUL SINGLE FAMILY

\$519,000 - Beautiful s/f home with 4 b/r & 4 ba located in walking distance to shopping & dining. Rebuilt by Dean Adams and sits in O.C. historic district. Front porch, multiple decks, large back patio & outside shower is perfect for entertaining. Kitchen w/stainless steel appliances & granite countertops. Call 609-399-8200 MLS#485207



OCEAN CITY

\$459,900 - Second Floor 3BR, 2BA condo located on a quiet street close to beaches and shopping. This spacious unit is super clean and has never been rented. Highlights include vaulted ceilings in the great room and master, kitchen with center island, gas fireplace and a large fiberglass front deck. Call 609-399-0066 MLS#486271



SOUTHBEND

\$399,900 - Beautifully updated 1st floor 3BR 2BA with views of the meadows! The kitchen has whirlpool stainless appliances, the entire unit is floored with gorgeous wood-look tile flooring and the bathrooms have also been updated with tile showers and tub-surround. Call 609-399-0066 MLS#487814



OCEAN CITY

\$287,500 - Charming Ocean City condo. This first floor unit is centrally located. Walk or ride your bike to the beach, boardwalk, tennis courts, Aquatic & Fitness Center, and downtown. Located on quiet street. The home features two bedrooms, one and half bathrooms, eat in kitchen, large front porch. Call (800) 345-7865 MLS#481242

NEW CONSTRUCTION

\$509,000 - Buy now and customize this stunning new construction 4 BD, 2 BA first floor masterpiece to your liking.



Features include upper grade cabinetry, H/W floors, granite counter tops, tiled backsplash, hand laid tiled bathrooms, central AC, gas forced air heat, private parking & more. Call 609.957.6787 MLS#472177



TOTALLY REBUILT

\$499,000 - This 4BR 2BA was totally rebuilt and elevated in 2001. Super clean & cozy, updated shore retreat w/ a fenced-in backyard, encl outside shower, large shed and back deck! Master BR has private bathroom and walk-in closet. Full attic makes room for possible future expansion of a second floor! Call 609-399-8200 MLS#485009



BAY AREA

\$419,000 - Better than new 1st floor 3BR 2BA with peeks at the bay! This unit has never been rented and is extremely well maintained. The island kitchen boasts granite counters and tile floors, while the living room features a built-in gas-log fireplace and open floor plan. Call 609-399-0066 MLS#487844



GOLDCOAST

\$399,900 - Goldcoast Area Condo! 1st fl condo features: 3 lg bedrooms, 2 baths, open kitchen, spacious living rm, laminate hardwd flooring in gr. rm. central air, cozy fr deck, carport w/ parking for 3+ cars, storage, encl outside shower, nicely furnished + decorated, excellent rental history. mikecontino.com Call 609-399-8200 MLS#479282



SOUTH END GEM!

\$396,999 - Spacious 3 bedrm, 2 bath, 1st fl unit has been completely updated inside & out. Features: granite counters, beautiful cabinets, tiled baths, SS appliances, W/W carpet in bedrooms, covered front porch, plus only 2 short blocks to the beach. In Excellent condition! Dont miss this South End Gem! Call 609-399-8200 MLS#481909



HEART OF THE BOARDWALK AREA!

\$339,000 - 2 BD, 2 BA. Features Granite Countertops, SS Appliances, Hardwood in Kitchen, Carpeted Bedrms & Living Rm, 2 Parking Spaces, Enclosed Outside Shower, Private Storage Closet, & Balcony. Roof, Siding, Windows, Sliders Railings & Balcony All Replaced within the Past 3 Years! Great Rental History!! Call (609) 399-0041 MLS#462773



FIRST FLOOR

\$242,000 - 2 Spacious Bedrooms, 1 Bathroom, Enclosed Outdoor Shower, Central Air, Gas Heat, Parking, Storage and is Well Maintained. Ample Off-Street Parking. Walk to Everything Including the Beach, Boardwalk! Perfect First Home or Vacation Home! Call 609.399.0041x37 MLS#481880



POPULAR BISCAYNE SUITES

\$199,000 - Fully Furnished 1 Bedroom & 1 Full Bath. 3rd Floor Unit in Biscayne Suits, Central Air, Parking, Roof Top Pool & On Site Management. Call for more details. Call 609.399.0041x51 MLS#471479



The Asbury Group

Locations in Ocean City and Atlantic City

660 Asbury Avenue,
Ocean City, NJ 08226
Office: 609-398-4400

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

Toll Free: 800-398-5040

Website: WeichertOC.Com
Email: info@weichertoc.com



HOME AT THE SHORE UNDER \$100K

3 bedroom 2 bath Ventnor townhouse at a great price in need of some TLC. A lot of potential in this property. Within walking distance to Ventnor Elementary School. Take advantage of this opportunity to own a home at the shore, less than a mile from the beach, for under \$100k. \$95,000. **JOHN MOORE, JR Cell: 609-705-3360**



BRAND NEW - ONE BLOCK TO BEACH & BOARDS

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

JOHN MOORE, JR Cell: 609-705-3360



PENTHOUSE UNIT IN THE BELLA

2 BEDROOM, 2 BATH CONDO

This Atlantic City condominium features 2 Bedrooms and 2 Baths. Located on Pacific Avenue. Call for more information. \$375,000.

**KEITH SILVERMAN
Cell: 917-494-0376**



AWESOME OPPORTUNITY - MOVE RIGHT IN

Large 5 Br 3 full Bath Ocean City home that can be used as a Single or 2 family dwelling. Perfect to purchase with a family member or friend. First floor includes kitchen, family room, laundry room, 2 full baths 3 bedrooms. The 2nd floor features its own kitchen, family room, 2 bedrooms, 1 full bath, washer & dryer and a large deck. There is a large detached garage and outside shower. Utilities are separated for each floor. Open, light and spacious. Just 4 short blocks to the Beach- Easy Walk. Being sold furnished-Ready to move in. \$599,900.

LINDA SPAGNOLO - Cell: 609-513-1962



NANTUCKET CONDO - NEAR EVERYTHING!

Don't miss seeing this beautiful, first floor, updated, Nantucket 2 BR, 2 BA condo! Located near the Bay, golf course and airport, this complex gives you great access to all of Ocean City's amenities as well as keeping you away from the summer rush of visitors. Ground level in the complex facing the pool. Let the association take care of the grounds and enjoy your time in Ocean City instead of working away to get your condo in shape. Updated and is ready for a new family to move right in! The association dues also includes WiFi. Half of the dues goes toward the capital fund! \$299,000. **LOIS JACOB - Cell: 610-310-8537 or DAVID JACOB - Cell: 610-310-8096**



BEAUTIFULLY MAINTAINED VENTNOR HOME

1.5 Story 2BR 2BA Ventnor home. Improvements include, new roof, new heating system, insta-hot tankless gas water heater, renovated kitchen, custom bathrooms and new front porch. Hardwood floors throughout, stainless steel kitchen appliances. Attic can be finished to provide additional living space. One car detached garage with electric service. Driveway accommodates 3 cars. NO DAMAGE FROM SANDY. NEW LOWER TAX ASSESSMENT.....TAXES LOWERED \$2000 PER YEAR \$315,000.

JENNIFER L DURHAM - Cell: 609-670-1177



900 Ocean Avenue, Ocean City

Ask for Bob Gullo, ABR

Broker/Manager

856-305-2091 cell

(609) 399-5377

efax: 1-866-736-3469

email: Bob@BobGullo.com

www.BobGullo.com



GARDENS 5 BR / 4.5 BATH SINGLE FAMILY



118 E. Atlantic Blvd. \$1,699,000



This huge custom built three story (approx. 3400 sq. ft.) 5BR/4.5 elegantly appointed baths home features a JR. master suite on the first floor & large 2nd floor master suite complete with F.P. walk-in robe & ensuite with double arch vanity area and ceramic tiled shower. The 3rd floor suite includes a private bath & front & rear balcony access. Lavishly furnished, custom blinds & window treatments, striking two story entry foyer,

banquet-sized dining room and a generous size living room with gas log fireplace. Includes a beautiful custom kitchen with glazed finished maple cabinets, wrap around peninsula, granite counters, tiled back-splash, all appliances including side by side GE Profile refrigerator with water & ice on door, GE Profile down draft glass top range, GE Profile microwave & wall oven, Kitchen Aid dishwasher & wet bar with wine cooler. Other amenities include alarm system, intercom, elegant hardwood floors, large laundry room (GE front loading W & D) off kitchen, extra wide base & trim moldings and attached garage with concrete driveway. Professionally designed landscaped backyard featuring a beautiful matching vinyl covered out building for additional storage and outside shower. Vinyl fenced backyard offers a safe haven for pets, deep lot with space galore for back yard fun. This house rests on a large 46 X 135 lot.

[More Info and pictures at www.118EAtlanticBlvd.com](http://www.118EAtlanticBlvd.com)



Ocean Colony Unit #632 1BR/1BA Only \$269,900

Enjoy the ocean views from this 6th floor North side unit close to the main elevator for easy access. Ocean Colony is Ocean City's premier boardwalk front condo building. Amenities include a heated pool, fitness center, community room, beautiful new lobby, game room and just renovated sports court. Spacious Living room opens to the galley kitchen with newer kitchen cabinets, very large private bedroom and adjoining bath with separate dressing area. Includes large walk-in shelved storage closet. Mirrored wall with lots of storage as well. Private balconies off L.R. and bedroom. Ocean, bay and Atlantic City skyline views. Property is being sold fully furnished and equipped.

www.OceanColony632.com



Flanders 1BR/1BA Units Starting at \$189,000

The FLANDERS Condominium Hotel is perhaps the best known, best run "condotel" in all of Ocean City. 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. If you are looking for terrific rental income look no further than the Flanders.

GORGEOUS NEW CONSTRUCTION !!

836 Wesley Ave. 1st fl.

New Construction 5BR/3BA \$769,900

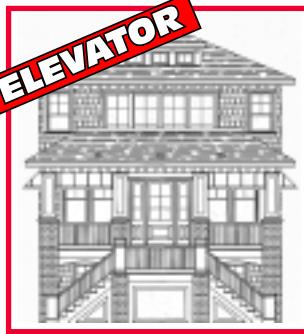
Custom Built New Construction! Incredible 5BR/3BA with private garage! High end finishes throughout including gourmet kitchen with upgraded cabinets, large center island, granite counters, tiled kitchen back-splash and stainless-steel appliances. Granite vanities in all baths, tiled tub/shower surround, beautiful master bath includes two body sprays in large shower. Hardwood floors in living room, dining room, kitchen and hallway. Generous Crown moldings and chair rail. Ceiling fans and cable in all five bedrooms. Exterior brick bottom walls, private entrances. Professionally designed landscaped yard with sprinklers. This gorgeous property is being built by custom builder Scafisi Inc. Estimated Completion June/July 2017. 2nd Floor with elevator also available at \$799,900.



838 Wesley Ave. 2nd fl.

New Construction 5BR/3BA \$799,900

Custom Built New Construction! Incredible 5BR/3BA with private ELEVATOR 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 includes two body sprays in large shower. Hardwood floors in living room, dining room, kitchen and hallway. Generous Crown moldings and chair rail. Ceiling fans and cable in all five bedrooms. Exterior brick bottom walls, private entrances. Professionally designed landscaped yard with sprinklers. This gorgeous property is being built by custom builder Scafisi Inc. Estimated Completion June/July 2017. 1st Floor also available at \$769,900.





609-398-6762

14 E. 9th Street, Ocean City 08226



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"America's Most Trusted Residential Real Estate Brokerage" by Lifestory Research



MOVE IN READY!

Brand new kitchen and bathroom. Beautifully refinished hardwood floors and freshly painted. This 3 BR/ 1 1/2 BA Northfield house is MOVE IN READY!! Beautiful front porch. Great home for a FIRST TIME HOME BUYER, DOWNSIZER, or Investment property. Excellent Shore Rd. location enjoy all that Northfield has to offer. Great schools, close community and minutes to the beach. Put this house on your must see list. Easy to show. Vacant with lockbox. \$179,000



WHAT A BARGAIN

FOR THIS SOMERS POINT FANTASTIC HOUSE! Two living room areas, four bedrooms and three full baths! Plus a nice size kitchen, dining area, huge second floor back deck. You could use the whole downstairs as a separate in-law/roommate suite with living room, two bedrooms and a BIG bathroom. Shaded patio and huge backyard with outside shower and two large sheds. Playground, one-car garage. Close to the bike path, shopping, restaurants, and more! \$229,000

REDUCED



SINGLE FAMILY ON THE BAY

Single Family 4 BR/ 2 BA Ocean City home on the Open Bay with 32' of frontage. Enjoy beautiful views from the Living Room, Dining Room, Kitchen, and Master Bedroom and multiple decks. New Vinyl Bulkhead, boat lift, 3 boat slips, floating docks, corner lot, with garage under this elevated home. Enjoy breathtaking sunsets and Night in Venice parade from this home on the bayfront of Venetian Bayou and Carnival Bayou Lagoons! Flood insurance is only \$944! \$1,199,000



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. \$434,900

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



LARGE & GRACIOUS HOME

Well cared for Colonial Home on the Bike Path in Linwood. Huge rooms with soaring ceilings throughout. Attached apartment can be used for mother in law suite, rented out for extra income, or possibly converted to an office/professional suite with its own kitchen & bath, private entrance & separate driveway. Main home has 5 HUGE bedrooms and 3 very large tiled bathrooms, multi zone heating and cooling, gleaming oak hardwood floors throughout, second master suite on with large private sitting room and outdoor deck overlooking the yard. Backyard is a gardeners paradise watered by private well. Built with 2x6 lumber and extra insulation. Utilities are EXTREMELY low. Must see. \$535,000



RARE OPPORTUNITY

to own a 7 bedroom, 3 full bath, single family home in the prestigious South end of Ocean City. Home reflects the love and care taken in maintaining a family home that has never been rented. Brand new air conditioning system, new hot water heater, new dishwasher, new oven, new clothes dryer and ample closet space throughout. Beautiful large front deck surrounded by professional landscaping. Rear has a large parking pad. The fenced-in back yard has a spacious storage shed, an enclosed outdoor shower, plenty of family barbecue space, and is a safe place for kids to play. Short walk to the guarded 53rd St. beach! \$799,900

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



PANORAMIC VIEWS

Incredible panoramic views of the Ocean, Beach and Bay from the 12th floor of the premier hi-rise condominium in Ocean City - The Gardens Plaza! This two-bedroom, one and a half bath unit with open floor plan has built in cabinetry in the kitchen and living room. The kitchen and baths are beautifully tiled. Enjoy the fitness center, library and heated pool in season. Great location on the Beach and Boardwalk at Park Place. Storage for bikes and beach chairs on the ground floor. On site management and 24/7 security. \$639,000



OCEANFRONT 4BR/3BA

Pride of ownership shows in this meticulous oceanfront first floor non rental 4 BR/3BA home with spectacular views. Features: Brazilian Cherry Hardwood floors, Open custom gourmet kitchen, Wolf oven and counter top, Sub Zero refrigerator/freezer, ice maker, granite counter tops and island, stainless appliances, custom bathrooms, elevator, walk in master bedroom closet, custom built-ins, Rinnai Tankless water heaters, new James Hardie carefree exterior, Anderson hurricane windows, interesting bonus rooms. Private entrance. NO SANDY DAMAGE. Seller would like to rent part/full summer from Buyer if available. Easy to show: \$1,795,000

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. \$475,000



GALLOWAY TOWNSHIP 15.38 ACRES

Located in CVC zone. Close to Atlantic Care Medical Center, Stockton College, Shop Rite, restaurants and professional offices. \$1,999,000



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 \$669,000**



Book Your Vacation Rental Today OCNJVacationRental.com 609-398-6762





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

NJAR Circle of Excellence
Sales Award 2005 - 2016



SOUTH END W/POOL

South-end Stunner in Beautiful Ocean Village South Condominiums complete with a pool. You'll love this spacious second floor unit with cathedral ceilings and covered front deck. This condo features two large bedrooms with the master having access to a full bath. The condo has a unique Jack-&-Jill bathroom set-up; with the shower in the middle and the half baths accessible from the Master Bedroom and the hallway. The galley kitchen leaves you more space for the living room and dining areas. This condominium complex is well maintained with beautiful trees and flowers throughout the grounds. The pool area accentuates the property making this one of the best buys in all of Ocean City. Parking is assigned to the unit with guest parking available on-site and in the street. Easy to show and move-in ready \$299,900



WHOLE DUPLEX OR SEPARATE CONDOS

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 10 spacious bedrooms and 4.5 full baths; three bedrooms on the second floor on each side and two bedrooms on the third floor of each side. Throw in a combination of bathrooms throughout the property and there is plenty of room for a large family to enjoy this property. First floors feature 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 on each side. 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. The east and west side townhouses are also available so grab the rest of the family and purchase the whole duplex. Easy to show, make an appointment today.



Whole Duplex \$1,075,000
East Side \$525,000 • West Side \$575,000

PRIME LOCATION - HEART OF MARMORA

Prime Corner location in the heart of Marmora. Great schools and close to OC beaches. Plenty of space in this large, meticulously maintained, two-story that also features a full basement, two car attached garage, enclosed porch, rear deck with retractable awning and plenty of outside space with 5-zone in-ground sprinkler system. There is a Master Bedroom and full bath on the main level along with LR, DR, Eat-In Kitchen, Laundry/Utility and a Den/Family Room with a fireplace. Second floor features 2nd Master



Bedroom with dressing room/bath and two spacious bedrooms and 3rd full bath, small bonus room/office with walk-up attic access. There is additional attic/storage access above the garage which is accessible from the second floor of the main house and from drop down stairs in the garage. Recent upgrades to the property include new roof and newer Rinnai Tankless Water Heater. This property is easy to show with proper notice. Seller is a licensed NJ Realtor. \$339,000

AFFORDABLE AND CUTE AS A BUTTON

2 BR, 1 BA Ocean City condo tastefully furnished and cute as a button. Excellent property for personal use or pick-up the great rental history that comes along with this unit and location.



Located 1.5 blocks to the beach and 1/2 a block from OC's largest playground, ice cream shop, WaWa, drugstore, Hoys and supermarket. Just bring your toothbrush, put your clothes in the drawer and head to the beach because there is no work needed to this unit with all new kitchen and appliances. Your new beach house awaits you! \$245,000

A SPORTSMEN'S DREAM

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



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 premier 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, 1yr old refrigerator, new washer & dryer & all new windows and doors. Easy to show. \$399,900



BOARDWALK AREA W/POOL!

WOW - A condo, pool and so close to the beach and boardwalk!! Sign me up! This opportunity will not last long. Features of the building include parking, fitness room, laundry and pool access to it's Sister-Condo Santa Barbara South. Just put your clothes in the drawer and hit the beach. Easy to show, steps from downtown shopping and a perfect seashore escape! Looking for the perfect getaway then this is your place. Great opportunity for rental income and great investment property. Easy to show. \$195,000

HERE'S YOUR AFFORDABLE BEACH HOUSE

Take note of this 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 today for your private showing. \$439,900

BEST BUY IN OCEAN CITY...

for a 3 bedroom/2.5 bath. Located in the heart of the downtown this Ocean City property is perfect for year-round living, rental investment property or just use it as a great second home. Split level design maximizes the space with rear entry from the carport or the front door off of Haven Ave. Living area with stairs leading to the dining area and kitchen overlooking the living



room. Next level features two bedrooms and a hall bathroom along with a Master Bedroom complete with a private Master Bathroom. Common areas are well maintained with an Association Board run by the owners. Currently a tenant with a two-year lease, great for investors but property can be vacated for primary owners. Fully furnished. \$329,000

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R.E.A.C.H, the Real Estate Alliance for Charities, is an IRS recognized 501 (c)(3) non-profit organization whose mission is to provide assistance to local individual or organizations in need. This is the non-profit charity organization created by and affiliated with the Ocean City Board of REALTORS. It is a whole new approach to our charity and community service process.

R.E.A.C.H. has conducted two fund raising events this year- the Spring Golf Event, and the Kickoff to Summer Social Event. R.E.A.C.H. is looking forward to a full calendar of fun and interesting events, that we hope will provide funding for the organization, and also engage the REALTOR family and members of the public in our fund raising efforts.

The purpose of the REACH fund raising events is to provide needed financial assistance to individuals or organizations that provide proof of need or to award college scholarships. The recipient selection process, is conducted via a vetting process, beginning with the applicant completing a R.E.A.C.H. Application for Assistance or the R.E.A.C.H. Scholarship Application. Upon receipt of the application, the Vetting Committee will convene. The criteria to be used to award assistance is determined by the level of need as documented by the application.

The financial assistance will be provided in the form of the organization's check, made payable to the individual or organization, who have been approved (via the Vetting Committee, and affirmed by the Board of Directors) for the assistance.

So watch for our R.E.A.C.H. logo and help us to R.E.A.C.H out to help others in our community!

For more information contact Damon Bready at 609-703-3030 or call Vicki at 609-399-0128.

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October 23-November 25, 2017



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and more.

Toys for Tots

November 25 - December 11



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to collect
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Ocean City - First floor 2 bedroom, 2 bath condo. Enjoy beautiful unobstructed 180 degree sunset views over the meadows & inland waterway, to the 34th Street bridge. Bright sunny location all year round. Quiet neighborhood, well maintained property with all the Ocean Reef Condo amenities included. **\$299,000**

GREAT LOCATION - MOVE RIGHT IN!



Ocean City - Well-maintained, furnished 2nd floor 4 bedroom condo with a great rental history. Plenty of off street parking and storage. New sliders & glass doors w. inserted blinds. Front & rear decks plus a roof top. Great location with easy beach access. Move right in or lease to many repeat tenants. **\$644,000**

3 BEDROOM, 2 BATH - 1400+ SQ FT!



Ocean City - In the Downtown, 2nd floor 3 bedroom, 2 bath condo with 1400+ sq ft of living space. Walk to everything: stores, restaurants, beach & boardwalk. Large covered front deck and additional rear deck. Granite counter tops, Brazilian hardwood floors. Ground level is a quiet professional office. **\$399,999**

TURNKEY - READY TO ENJOY THIS SUMMER



Ocean City - Second floor 2 bedroom, 1 bath condo is in a bright and sunny location. This fully-furnished property is truly turnkey and ready to enjoy this summer. Enjoy the covered deck overlooking the OC Middle School athletic field, off-street parking and low condo fees in this well-cared for property. **\$264,900**

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