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Spring / Summer 2017

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**OCEAN CITY, NJ REAL ESTATE
A Shore Value™**

OCEAN CITY BOARD of REALTORS®

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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



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.

4645 West Ave. 3BR/2BA \$399,900

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

GORGEOUS NEW CONSTRUCTION !!

836 Wesley Ave. 1st fl. New Construction 5BR/3BA \$739,900

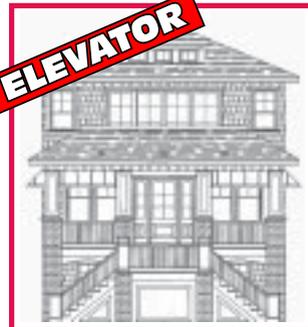
Custom Built New Construction! Incredible 5BR/3BA with private garage! High end finishes



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 \$779,900.**

838 Wesley Ave. 2nd fl. New Construction 5BR/3BA \$779,900

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 \$739,900.**



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



CLASSIC GARDENS SINGLE

42 Simpson Road - Classic Gardens single family home located in one of Ocean City's most exclusive neighborhoods. This brick cape cod is situated on a huge 7200 sq ft lot (60x120) and features 3 bedrooms, 2 full baths, an updated kitchen and an enclosed sun room. The expansive yard is filled with birdfeeders, gardens and breathtaking wild flowers when in bloom. Just steps from the Ocean City Yacht Club, local playgrounds and the city park & marina - this charming home is perfect for year round living or to use as a vacation retreat. **Must be seen to be fully appreciated! - \$599,000**



BEACH FRONT IN SOUTHEND

5435 Central Avenue - Beautifully appointed 4BR, 2BA Beachfront 2nd Floor on the deep Southend! Unit features vaulted ceilings, an open living room with gas fireplace, a designer island kitchen with granite countertops, tile backsplash & stainless appliances. The master which features lots of closet space & a private tile bathroom w/ open shower. Other highlights incl. the large front deck overlooking the expansive beach & ocean with its electric retractable awning, the rooftop deck offering panoramic views of the entire southend and the streetside front deck which is accessed via the master & guest bedrooms. On the ground level you will find the private garage & outdoor shower. **Sold furnished - fantastic rental history! - \$1,299,000**



ALMOST NEW CONSTRUCTION

407 Simpson Avenue - Almost new construction single family in the desirable Northend neighborhood. First floor features a spacious open layout with large great room, gourmet kitchen, mud room, laundry room and powder room. Second floor includes 4 large bedrooms and 2 full baths including master suite with vaulted ceiling, private deck and private bath with double basin vanity. Other highlights include dual zone heating and air conditioning, front and rear decks off the main floor, hardwood flooring, gas fireplace in the living room and a beautiful island kitchen with granite countertops, stainless appliances and under cabinet lighting. **Call for more info.**

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



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THIS ARCHITECTURALLY UNIQUE PROPERTY features 3 spacious bedrooms, 2 full baths, and fully furnished. A great room for entertaining with a ceiling fan, 4 skylights, and a flat screen television. Two back bedrooms featuring high ceilings with french doors opening up to a large deck which was removed and rebuilt in 2008 along with the front deck. One block from the beach with parking for 3 cars this unit was totally repainted inside & outside, with upgraded electrical system, new gas heater, air conditioner, hot water tank, and new custom window treatments throughout installed in 2015. Call for more information today! **\$529,900**



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 new fiberglass porches, central air, gas heat, W/ D, 4 spacious bedrooms, mostly furnished, parking, storage, move in ready, a solid rental property! **\$669,900**



UNDER CONTRACT

BEAUTIFUL HOME IN THE HEART OF OC! This amazing 1st floor features 4 bedrooms, 2 bathrooms, hardwood floors, open floor plan for easy entertaining, plenty of living space, granite counter tops, stainless steel appliances, central air, gas heat, vinyl siding, plenty of storage and parking. Great front porch to enjoy the summer sun! Easy to get many OC attractions such as Downtown Asbury ave, the great schools, Boardwalk, beach, and many more. **Must see! No work needed! Move right in! Great price! \$445,000**



UNDER CONTRACT



POPULAR CALEDONIA LOCATION IN SEAVILLE, UPPER TOWNSHIP. Two story stately home with four bedrooms, three full baths, master suite, formal dining and living areas, open kitchen with quartz countertops, dining and family rooms, rear deck with in ground pool set in an expansive back yard. Close to beaches, shopping and Parkway access. **\$425,000**

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! Call for an appointment today. **\$595,000**



MAGNIFICENT BEACH FRONT SINGLE FAMILY HOME in the heart of the gold coast with spectacular ocean and coastline views. Custom does not come close to describing this Olivier designed, and Schnatz Built masterpiece. Top (living) level features living room with huge ocean deck, custom gas fireplace, bar w/ beverage frig., dining room, granite center island kitchen, powder room, office/library with custom cherry cabinetry, master bedroom suite w/ sitting area, custom gas fireplace and solarium, jet tub, and steam shower. The middle level features 4 bedrooms (3 En Suites), 2 full baths (2 w/ Jet Tubs), family room with wet bar and custom cherry cabinetry, laundry room, huge reinforced covered porch w/ 2 wind (privacy) shades, gazebo porch and entrance foyer. The lower (or cabana) level features a great room with full kitchen, work-out room (or 6th bedroom), full bathroom, laundry room, private entrance, foyer and two car garage, elevator. **\$4,395,000**



UNDER CONTRACT



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At The Shore



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Broker Associate

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3301 Bay Avenue • Ocean City, NJ

www.oceancityNJ1.com



RARE FIND ON HISTORICAL DOLL HOUSE ROW!

This 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, stackable washer and dryer. Floor looks like hardwood, but is Coretec vinyl, it is waterproof and perfect for the beach. Bathroom features skylight. This lovely 2 Bedroom, 1 Bath 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 Gloria for your appointment today! \$389,000



AFFORDABLE GARDENS SINGLE - GREAT LOCATION!

Are you looking for an affordable 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 2 Bedroom, 1 Bath little home can be rehabbed or torn down to build your dream home. Parking on the street not a problem in this neighborhood. \$450,000. Call Gloria today



BEAUTIFUL BEACH BLOCK CONDO - UNIQUE LAYOUT!

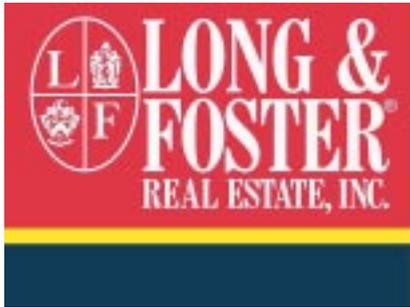
Rock on the front deck and enjoy all that Ocean City has to offer. If you like being where the action is this condo is for you! This Beautiful Beach block condo is just steps to the beach and boardwalk! The unique layout is perfect for your family. Featuring 3 bedrooms 2 baths, laundry room, & open floor plan. This condo also has a great rental unit that comes fully furnished! Freshly painted 2016. New fiberglass decks 2016. Great rental history. Seller is Motivated!!! \$575,000. Call Gloria



ABSOLUTELY BEAUTIFUL GREAT RENTAL HISTORY!

Absolutely beautiful 1st floor 4 Bedroom, 2 Bath 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!!! \$650,000. Call Gloria for more info.

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



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14 E. 9th Street, Ocean City 08226



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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. Newer 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! **\$1,399,000**

BEACH BLOCK 4 BEDROOM

Spectacular 4 bedroom, 3 full bath 2nd floor beach block Ocean



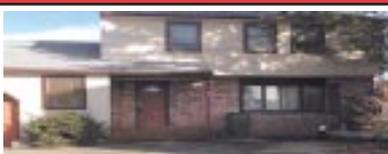
City over-sized condo. Cherry floors. Granite abounds from the huge kitchen to the tiled baths. Plenty of storage and views galore... especially from the large rooftop deck. This unit is a rental cash cow, with \$34,000 already booked for 2017. **\$984,000**



JUST LISTED

BAY TO OCEAN VIEWS

Large one bedroom two FULL bath Atlantic City beach front condo on high floor. Relax on your large private balcony with incredible north east views from the bay to the Ocean. Large master suite includes walk in closet and attached master bath. Huge living room accommodates not one but two pull out sofas for family and guests. Valet Parking, storage for bikes & beach gear, large pool, and gym on premises. Offered fully furnished. **\$195,000**



LOCATION, LOCATION!

Close to beaches, Atlantic City dining and nightlife! Lagoon front home with spectacular water views from almost every room! Priced well below assessment! Extremely large bulkhead, 30 amp power at the dock, Large decks, 4 BR/2 1/2 bath home has great bones or tear down and build your dream home on this one of a kind EHT location! Current elevation certificate puts the home above the required 9 foot elevation. NO annual riparian lease. Owner is open to possibility of holding mortgage with a significant down payment. **\$475,000**

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!



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**

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**

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.



NEW PRICE

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. **\$1,495,000**

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



NEW PRICE

bulkhead. Electric boat lift included if seller desires. Owner is open to possibility of holding mortgage with a significant down payment. **\$475,000**



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 \$669,000**



NEW PRICE

**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**



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 \$449,900**

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KEVIN G. REDMOND

Broker / Manager

Cell 609-513-6220

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KGRedmond.com

14 E. 9th Street, Ocean City 08226

Kevin.Redmond@LNF.com

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YOU FOUND IT!

Your little slice of Ocean City right here at the Rose Court Condominiums. Sit on your front deck with a peek at the bay and panoramic views of open space (ball fields and a playground) across the street. Spacious one bedroom condominium featuring a full size kitchen, large living area, bedroom with a king bed, front and rear decks, and off-street



assigned parking for one car. Let the kids or grandkids play at the field or playground across the street in full view from your deck. You'll love the easy access to the downtown shops, supermarket, beach, boardwalk and bayfront access less than a block away. Don't miss out on this one. Easy to show. **\$169,900**

AN OUTDOORS-MEN'S DREAM PROPERTY!

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 toys? 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**

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! **\$249,900**

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**

LOOKING FOR THE BEST BUY IN SOUTH END

look no further. Well maintained classic second floor 3 BR/ 1 BA beach house condo. You'll love the awesome Ocean City location with just two short blocks to the beach. Interior features three spacious bedrooms, open kitchen/dining area, large covered front deck and



extra large rear deck. Storage shed in rear along with an outside shower. Rear shared Laundry Room also serves as utility room. Low taxes and shared water/sewer bill help make this an affordable property at one of the lowest buy-ins in the three bedroom condo market. Call today, easy to show. **\$349,900**

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

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**

THE BEST SUNSETS IN OCEAN CITY

are off the back deck of this spectacular over-sized three bedroom condo on a 40 ft lot. Hardwood floors throughout the property and extra large bedrooms make this property stand-out from any others. Both bathrooms have tiled showers and glass doors, fully remodeled to today's modern look. Granite counters, stainless steel appliances, full dining area, gas



fireplace w/marble surround, flat screen TV and all fully furnished. This has to be one of the biggest garages in Ocean City with storage for all the toys you can buy. Truly a turn-key property that has never been rented. No work needed in this property! Now this is beach living! **\$535,000**

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



Ask for Jeni or Joe



609-398-6762

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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



ELLEN MCGONIGLE

Sales Associate

www.ellenocnj.com

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14 East 9th Street, Ocean City

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INVESTOR ALERT • DUPLEX PROPERTIES



RARE DUPLEX for \$399k!!

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!! \$398,000

Call Ellen for an appointment.



3 BRs, 2 BAs EACH FLOOR!

1142-1144 Bay Ave, Ocean City - Duplex featuring 3 beds 2 baths each floor! First floor beautifully renovated! Gorgeous kitchen! Huge 37x132 parcel with lots of outdoor living. Maintenance free decks out back lead to a patio and vinyl fenced in yard! Use one floor, rent the other! or enjoy a home with plenty of room for extended family at the beach! E-Z to see! \$598,000

Call Ellen for an appointment.

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

Burton F. Wilkins, GRI - Broker/Owner

609.399.2500 • 800.407.4664
200 34th Street, Ocean City, NJ 08226
www.goldcoastsir.com



Beyond the extraordinary...

Call Burt Wilkins cell 609.513.2500



TROPHY GOLDCOAST BEACHFRONT DUPLEX on oversized 75' lot. Unobstructed ocean views, direct beach access & 6 bedrooms/6 baths per townhome. **Duplex - \$7,000,000 or \$3,595,000 per townhome.**



CUSTOM NEW CONSTRUCTION BEACHFRONT 5 bedrooms, 4 full baths & 1 half bath per unit. 2nd floor has private elevator. Gorgeous designer finishes throughout. **1st Floor - \$2,349,000 2nd Floor - \$2,699,900**



METICULOUS LAGOON FRONT SINGLE FAMILY HOME. 5 bedrooms & 5 baths with first floor bedroom, 2 car garage & more. The best of bay front living with new bulkhead & dock. **\$1,495,000**



CHARMING NORTH END DUPLEX First floor has 3 bedrooms, 2 baths, a covered front porch, 2nd floor offers 3 bedrooms, 1 bath & 2 huge decks. Use as a single family home or duplex. **\$749,000**



RARE DUPLEX CLOSE TO GOLDCOAST BEACHES & BOARDWALK. Each furnished floor has 3 bedrooms, 1 full bath and 1 half bath, hardwood floors, upgraded appliances. **Duplex - \$699,000 or \$379,000 per floor.**



SOUTHEND SINGLE FAMILY HOME with 3 bedrooms, 2 baths, living and family rooms plus newer eat-in kitchen with attached dining area. Enjoy the large back yard, deck, patio & detached garage. **\$479,000**

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Burton F. Wilkins, GRI - Broker/Owner

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200 34th Street, Ocean City, NJ 08226
www.goldcoastsir.com



Beyond the extraordinary...

Call Midge Grunstra cell 609.412.0710



SOUTHEND 1ST FLOOR CONDO with meadow and sunset views and a clear view to the ocean from the front deck. Spacious living area, three bedrooms, 2 baths, oversized garage. **\$505,000**



WELL MAINTAINED, 2nd floor 3 bedroom, 2 bath condo in the heart of the Goldcoast beaches. Offered fully furnished and move in ready. 2017 rentals already in place. **\$479,000**



GREAT LOCATION. Easy beach access from this updated 4 bedroom, 2 bath 2nd floor condo. Off-street parking, front and rear decks. Move in or lease to many repeat tenants. **\$649,000**



WALK TO EVERYTHING from this centrally located 2nd floor 3 bedroom, 2 bath condo with over 1400 sq. ft. of living area. Granite counters, hardwood floors, off-street parking. **\$411,000**



RAISED CAPE COD with 4 bedrooms, 2 baths in a great neighborhood. Many updates including new vinyl exterior, decking, flooring and more. Plenty of storage and parking. **\$525,000**



READY TO MOVE IN, this 1st floor 2 bedroom, 2 full bath Nantucket condominium is freshly painted. Enjoy the on-site pool and opportunity as a seasonal rental investment. **\$279,000**

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Office: 609-344-6200

Toll Free: 800-398-5040

Website: WeichertOC.Com

Email: info@weichertoc.com



ELEGANT AND BEAUTIFUL 4 BEDROOM

Wow! This elegant and beautiful 4 bedroom 3 1/2 bathroom well-maintained, executive home is located in an exclusive, upscale cul-de-sac Absecon neighborhood, just steps from the Faunce Landing boat ramp. It features an open floor plan with formal living and dining rooms, fireplace, gorgeous teak hardwood floors, eat in kitchen with slider leading to an enclosed Florida room and a laundry room all on the main level. The large master bedroom features a tray ceiling, two walk in closets and a large master bath with a soaking tub and separate stand up shower. The fully furnished basement has a full bath and access to the fenced in backyard. Great space for an entertainment room, playroom, man cave or in-law suite! So much space for the price! Perfect home for entertaining or cozy evenings by the fire. This is a MUST SEE!!! \$289,900.

JOANNA DRISCOLL - CELL: 609-839-3121

CUTE AS A BUTTON - NEAR EVERYTHING!

This top floor Ocean City unit is cute as a button, totally refurbished just a few years ago. It



is close to everything: the beach, downtown, restaurants. Ready to move in as no rentals in place for this summer and hasn't been rented in many years. Just bring your clothes and personal items and move right in! Could also be great for an investor and would rent for about \$1500/week in prime season. **\$315,000. LOIS JACOB - CELL: 610-310-8537 or DAVID JACOB - CELL: 610-310-8096**



A BEST VALUE / BEST BUY IN OC!

Best Value/Best Buy in the south end of Ocean City. Freshly painted 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**

A RARE FIND IN THE OCEAN CITY!

This townhouse located in the North End of Ocean City on a huge 50 X 130 lot, has a view of the water from the living room and upper front porch! The breezes blow from the ocean, directly through this property. The owners have recently installed new siding, a new retractable awning, split system air conditioning/heating (maintenance plan), Trex decking on porches and granite counter tops in the kitchen. No neighbors or tenants over you or under you! The North owner does not currently rent. Parking for 5 or more cars directly behind the townhouse.



This townhouse is a straight shot to the beach and boardwalk. Hurry before this is gone! Never rented but certainly would be a great rental property with income potential of \$30,000+. **\$595,000. LOIS JACOB - CELL: 610-310-8537 or DAVID JACOB - CELL: 610-310-8096**

LARGE SINGLE IN MERION PARK SECTION

VERY LARGE 4 bedroom 2.5 bath property in the Merion Park section of Ocean City. On the first level is a huge master bedroom with his and her walk in closets, a door out to the front deck, and a gorgeous bathroom with upgraded stall shower with body jets and rain shower and Jacuzzi tub. There are also 3 other oversized bedrooms with a hall/jack & jill bathroom and another small deck looking over the large back yard. Upstairs is a great room featuring an upgraded kitchen with stainless steel appliances a living and dining area and high ceilings for an even more open feel. There is



a half bath on the upper level for convenience as well two large wrap around decks with bay views for entertaining. On the ground level is a massive garage that can fit as many as four cars with plenty of additional space for storage or even a game area. This home allows the whole family to spread out. You will never have to worry about having enough space again! **\$799,000. JOHN MOORE, JR - CELL: 609-705-3360**

RARE BEACHFRONT JEWEL - VIEWS, VIEWS!!

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. When it comes to scenery, this 4-bedroom, 2.5-bathroom side-by-side offers the Holy Grail of views: On one side, an unobstructed ocean/beach view to witness the sunrise from two decks; on the other side, an unobstructed view across Ludlam Bay to admire the sunset from two more decks. The priceless views come with a fabulous two-story living space that makes the most of its 2,000-plus square feet. The top floor received a fresh open-concept update that combines contemporary and classic beach decor, with a fully remodeled kitchen that has both an island and counter space that provide bar-seating options. Hand-scraped walnut floors in the living area and downstairs hallway bring texture & class, and you'll feel the quality when you open and close the solid hardwood doors installed throughout. The first floor houses the four bedrooms, with a master bed & private



bath on the bay side with a deck, and another bedroom leading to an ocean side deck. The property's pilings raise it enough to allow 5-6 vehicles to park underneath, with two more uncovered spaces in the driveway. The outdoor shower is large and enclosed, and there is a storage area that can handle bikes and beach accessories. The lot on the north side of the building is owned by the town and undeveloped. Properties like this are rare beauties! **\$849,000. DENNIS DEITCH - CELL: 215-275-0482**

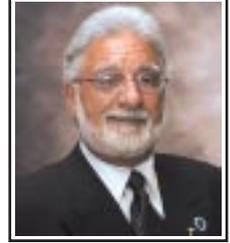


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Don Ext. 15

Nick Ext. 51

421 BATTERSEA RD, OCEAN CITY, NJ 08226

Nick Marotta, ABR, GRI

"Personal Attention My Specialty"

Nick.Marotta@FoxRoach.com

cell (609) 412-0141

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! \$1,065,000. 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. For more Information Asking \$199,000.**

Call Nick or visit www.NickMarotta.com



LIGHTHOUSES AND SAILBOATS!

This 3 bedroom and 2 bath has been meticulously maintained and is tastefully decorated with lighthouses and sailboats . Fully furnished and equipped, this property needs nothing but a great family to enjoy it. A second floor in the North end with both front & rear decks. **A fabulous buy at \$347,900. 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 \$689,900.**

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. **\$549,000 Call Don!**

RARE FIND on WESLEY AVE.



Very Well Maintained 3 Bedroom, 2 Full bath 1st Fl. Condo. Gas Heat, Central Air, Gas Log Fire Place, Hardwood Floors, Newer Countertops and Appliances. Fully Furnished, Carport and Storage. **Great Rental Property. Asking \$529,900.**

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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800-255-0998

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1st FLOOR CONDOMINIUMS



ELEVATED, LAGOON AREA 1ST FLOOR CONDO W/PEEKS OF THE WATER. Part furn 3 BR/2BA features updated kit w/granite cntrs, custom cabinets & stainless apps, hrdwd fls, updated BA vanities & fixtures, NEW carpet, NEW paint, NEW vinyl siding, NEW heat/AC smart wall units, fpl, prkng & storage. Enjoy sunsets from large porch, all in a quiet neighborhood @ **\$359,000**



WONDERFUL 4 BR/2 BA 1ST FLOOR CONDO BOARDWALK AREA OF CENTRAL AVE. Just 3 blocks to OC's famous boardwalk, part furn w/gas ht & fpl, cent AC, ceil fns, dining area w/bay alcove, center island kit, sunny front & rear porches, carport + prkng & beach shwr. Prime location, easy walk to beach/boardwalk/shopping. GREAT RENTAL POTENTIAL @ **\$625,000**



SOUTHEND CENTRAL AVE. 1ST FLOOR CONDO. Bright & airy, part furn 4 BR/2 BA condo across from beach w/gas ht & fpl, cent AC, ceil fns, center island kit w/tile fls, large front facing east porch + rear deck, atch garg + prkng & beach shwr. Easy walk to beach, playground, basketball, tennis & shopping. Great RENTAL history, great LOCATION, great PRICE @ **\$699,000**

2nd FLOOR CONDOMINIUMS



QUIET NORTHEM 2ND FLOOR CORNER CONDO. Spacious 3 BR/2 BA w/gas ht & fpl, cent AC, open LR & DA has hrdwd fls/cath ceil w/fns/ beautiful wood beam accent/skylights, center island kit w/tile backsplash & extra cabinet space, custom tile BA's, MBA w/jetted tub, front deck w/awning, 1-car garg & beach shwr. Great location, easy walk to beach, boardwalk & shopping @ **\$479,900**



FANTASTIC 2ND FLOOR CONDO, 3400 BLOCK OF ASBURY AVE. Location, location, location! Beautifully furn 3 BR/2 BA w/gas ht & fpl, cent AC, hrdwd fls, dining area w/bay alcove, cath ceils w/fns, cent island kit, front & rear decks, carport & beach shwr. Great rental history & just steps to **BEACH, PLAYGROUND, TENNIS & MORE** @ **\$509,000**



IMPECCABLE 2nd FLOOR CONDO IN QUIET SOUTHEM. Fully furn 4 BR/2 BA w/elec ht, fpl, hrdwd fls, LR & dining area has vaulted ceil w/fns & clerestory wndws, UPDATED granite kit w/tile fls & skylight, UPDATED BA's w/granite cntrs & tile fls, MBA has walk-in tile shwr, SPACIOUS BR's w/large closets, off-st prkg + storage & beach shwr. Easy walk to great Southend beaches @ **\$579,900**

DUPLEXES / MULTI FAMILY



LARGE MULTI-FAMILY PROPERTY CENTRAL AREA, 10th ST. Tons of options in this spacious duplex w/2 extra lrg garg bays, 2nd fl has 2 BR/2.5 BA open fl plan w/high ceil, grand fpl & expansive living area, 1 fl rear unit has potential for 2 BR/ 1 BA, kit & ample living area. Centrally located, great rental potential @ **\$350,000**



UNIQUE GARDENS QUAD ON CHARMING MORNINGSIDE ROAD. This rare, classic seashore multi-family + 3-bay detach garg w/bonus 2 BR/1 BA apt has 1st fl 3 BR/2 BA, 2nd fl 3 BR/ 1.5 BA & 3rd fl 3 BR/ 1 BA w/gas hwbb ht, tile BA's & spacious frnt porches. Opportunities abound, use one fl & rent others weekly or yearly or remodel to use as single family. **MUST SEE TO BE APPRECIATED!** 1st fl \$475,000, 2nd fl \$450,000, Quad \$1,050,000



PRISTINE, OCEANSIDE ASBURY AVE. CORNER DUPLEX. Property is facing east, beautifully furn 4 BR/ 2 BA each fl w/ gas ht & fpl, cent AC, ceil fns, great rm w/extended "bay alcove" DA, updated kit w/breakfast bar & stainless stl apps, custom tile BA's, 2nd fl has cath ceils & sky deck, great wrap 1st fl porch/ 2nd fl deck w/awning look down 32nd St, garg + paver prkng & beach shwr. Great location for big rentals or 2nd home! 1st fl - **\$729,900**, 2nd fl - **\$759,900**, Duplex - **\$1,489,900**

NEW CONSTRUCTION

BEAUTIFUL NEW CONSTRUCTION SOUTHEAST ASBURY AVE. BRAND NEW, Gavranich built, 4 BR/2 BA each fl w/gas ht & fpl, cent AC, ceil fns, hrdwd fls, center island kit w/granite cntrs, high-end cabinetry & stainless steel appls, front & rear



porches/deck, garg + parking & beach shwr. Excellent rental potential or perfect vacation home. **BUY TODAY & SELECT FINISHES!** 1ST fl \$829,000, 2ND fl \$859,000, duplex \$1,688,000

NEW CONSTRUCTION IN GREAT "BAY LANDINGS" NEIGHBORHOOD. Spacious 5 BR/3.5 BA single, includes 2 MBR suites, w/gas ht & fpl, cent AC, hrdwd fls, open 1st fl layout has large center



island kit w/granite cntrs & stainless apps, living/dining area leads to huge frnt porch, tile BA's w/granite cntrs, 2-car atch garg & beach shwr. Still time to customize! Call for plans @ \$879,000

GORGEOUS NEW CONSTRUCTION SOUTHEAST CENTRAL AVE. Ready for 2017, 4 BR/2 BA each fl w/gas ht & fpl, cent AC, ceil fns, hrdwd fls, center island kit w/granite cntrs, tile backsplash &



stainless apps, front & rear porches/deck, garg + prkng & beach shwr. 2nd fl has elevator/handicap access/skydeck w/OCEAN VIEWS. Just steps to beach. 1ST fl \$929,999, 2ND fl \$999,999, duplex \$1,929,998



BREATHTAKING "NEW" SINGLE IN DESIRABLE GARDENS NEIGHBORHOOD. Brand new custom home across the street from beach w/OCEAN VIEWS features 5 BR/5 full BA, w/gas ht & fpl, cent AC, hrdwd fls, custom chef's kit, elevator, pool, 1-car garg + prkng, cabana shwr. This home will surpass all expectations w/design, craftsmanship & amenities. **BUY NOW & HAVE CHOICES @ \$2,295,000**



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 flrs, FR w/wet bar, MBR suite w/custom BA, 4-stop elev, in-grnd pool, heated garg & MORE! @ \$3,275,000



SPECTACULAR, ONE OF A KIND NEW CONSTRUCTION "3000" BLOCK CENTRAL AVE. Brand new BEACHFRONT duplex on huge lot, 5 BR/6.5 BA each fl w/gas ht & fpl, cent AC, hrdwd fls, custom kit w/state of the art appls, cath ceil, huge great room, lrg OCEANFRONT decks/porches/patios, garg + off street prkng, beach shwr. NO EXPENSE SPARED in this uncompromised masterpiece. See plans today! 1ST fl \$3,699,900, 2ND fl \$3,999,900, duplex \$7,500,000

CONDOMINIUM COMMUNITIES



BEAUTIFULLY RENOVATED OCEAN COLONY 2ND FLOOR CONDO. Fully furnished 2 bedroom/1 bath has ceramic tile floor in dining area and upgraded kit, sliders to porch from LR and MBR, central AC, & ceiling fans. Complex offers huge pool & deck, elevator, fitness room, game room, clubhouse, & assigned parking. Great location, easy access to BEACH & BOARDWALK @ \$298,000



IMMACULATE BAYFRONT "BAY CLUB" CONDO. Well maintained & beautifully furn 2 BR/2 BA condo features addn'l sleeping area w/elect ht, cent AC, UPDATED living area w/massive water views from large porch, UPDATED kit w/granite cntrs, tile backsplash & fls, UPDATED BA's w/tile shower, walls & fls. Amenities include club house, pool, bay side deck, marina w/boat slip rentals, in-house prop mgr, assigned prkg & more. Great Bayfront location, move-in ready @ \$339,900



"OCEAN REEF" 2ND FLOOR CORNER CONDO. Spectacular 3 BR/2 BA w/gas ht, cent AC, updated corner fpl, soaring cath ceils w/fns, NEW granite kit, NEW paint, NEW lighting & wiring, beautiful bamboo hrdwd fls, wraparound deck + rear porch w/peak bay views. Complex offers assigned prkg, (2) POOLS & tennis, boat slips avail. Just a chip shot from the Ocean City golf course @ \$409,999

UPPER, EGG HARBOR & HAMILTON TOWNSHIPS



INCREDIBLE OPPORTUNITY IN QUIET SEVILLE NEIGHBORHOOD. Beautiful 5 BR/2 BA home includes 2 BR/1 BA (main fl) in-law quarters w/full kit & laundry, main house has 3 BR/1.5 BA w/gas ht, cent AC, ceil fns, LR + family rm, NEW kit w/granite cntrs & tile fls, NEW paint, NEW roof, large rear yrd, 2-car atch garg + attic storage. Great family home, minutes to Ocean City @ \$324,900



FIND SERENITY ON 25 ACRE PROP. Situated just min from Ocean City in Egg Harbor Township, this 4 BR/2 BA stately farmhouse, complete w/ outbldngs, pastures, woodland & 1-acre freshwater pond can all be yours w/geothermal ht, cent AC, wd burn stove, ceil fns, skylites, hrdwd fls, eat-in kit, formal LR/DR, family rm & game rm. Catch cool summer breezes as you watch the tides rise & fall from this pristine paradise @ \$499,700



BREATHTAKING HOME IN TRANQUIL MAYS LANDING LOCATION. Spectacular 4 BR/3.5 BA w/gas ht & fpl, cent AC, cath ceil w/fns, hrdwd fls, apres pool indoor shwr, game rm, sun rm w/bar, cust cntr island granite kit w/breakfast nook, huge MBS w/2 lrg walk-in closets & spa tub, fin basement, magnificent pool w/stone patio & cust outdoor kit w/scenic creek view, oversized 2-car garg + work area. This home has it all.. a must see @ \$699,900



Michael J. Hoffman
Licensed Real Estate Broker

*Exclusive Marr Agency
Ocean City Properties*



SOUTHEND NEW CONSTRUCTION

Ready for Summer of 2017

This 1st & 2nd floor will feature custom kitchens, 3 bedroom 2 bath layouts, tiled bathrooms, interior staircases, & hardwood floors.

Call for more info!

1st Floor: \$629,000

2nd Floor: \$649,000



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 \$339,900**



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. **\$446,000**



STUNNING WESLEY AVE. HOME

Custom Built...+ Ocean Views

5 BR, 4.5 bath custom built 2nd floor condo with a separate entrance. Unit features a gourmet kitchen, ocean views, hardwood floors, cathedral ceilings, and ground level beach bathroom. **Offered for \$1,249,900**



METICULOUSLY KEPT NORTHEAST SINGLE with 2 bedrooms & 1 bath on a large 50x105 lot. Features new kitchen, custom hardwood floors, new bathroom, gorgeous wainscoting and crown moldings, and more! **Asking \$549,900**



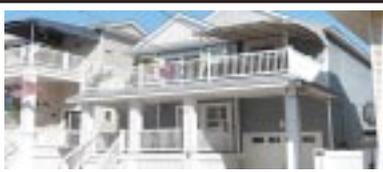
HUGE VACANT LOT on the corner of 20th & Simpson. This 70' x 115' corner is already cleared and could be the location of your Ocean City dream home! Close to Goldcoast beaches and boardwalk. **Asking \$619,900**

CUSTOM NEW CONSTRUCTION SINGLE



**6 Bedroom, 5.5 Baths
Pool, Garage and Elevator!**

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**



UPGRADED SINGLE HOME with 4 beds & 3 baths located near the bay on 11th Street. Loaded with features including gourmet kitchen, 2 fireplaces, stacked stone walls, surround sound system throughout, & more. **Asking \$649,900**



TRUE GOLDCOAST CONDO with 4 bedrooms and 2.5 baths located on a 2nd floor. Features oversized front deck, roof deck with ocean views, hardwood floors, vinyl siding & railings, and steps to 20th Street beach. **Asking \$879,000**

**2121 Asbury Ave.
Ocean City**

(609) 399-7036

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PATRICK A. HALLIDAY

SOUTH JERSEY REAL ESTATE SPECIALIST

Cell: 609-602-3917

609-957-6787

Pat@PatrickHalliday.com

754 Asbury Avenue • Ocean City, NJ

PatrickHalliday.com



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!

JUST LISTED



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!

JUST REDUCED



SOUTHEND RETREAT!

This charming 3 bedrooms, 2 bathrooms first floor condo features a new kitchen, granite counter tops, stainless steel appliances, gas heat, central AC and is located on the Ocean side of Asbury Avenue just steps from the beach. **\$475,000**

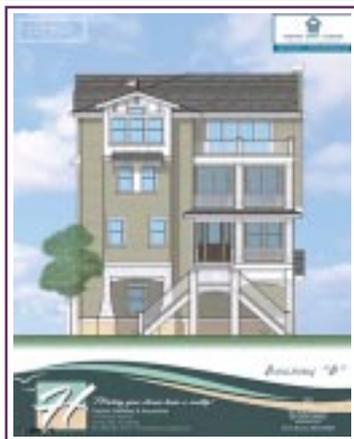
Call Patrick Halliday 609-602-3917 for details!



LUXURIOUS RETREAT!

This luxurious property features 4 bedrooms, 4.5 bathrooms, a gourmet kitchen, granite counter tops, stainless steel appliances, hardwood floors, private garage parking and much more. Located just steps from one of Margate's most desirable beaches, this is the perfect vacation home or investment property with its impressive rental history! **\$649,000**

Call Patrick Halliday 609-602-3917 for details!



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 609-602-3917 for details!

JUST REDUCED



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!

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GOLD COAST BEAUTY!

\$4,395,000 - Come see this superb 5BR/6+BA three-story that is simply magnificent. Beautifully designed, with great room, guest quarters and formal dining room. Step-saving elevator, private study, family room. Whirlpool tub, work island, fire sprinklers. Patio, indispensable automatic sprinkler system. Call 609.399.0041x23 MLS#475476



GOLD COAST

\$3,595,000 - Fashionable 6BR/6BA townhome. A gracious lifestyle, set off by great room, formal dining room. A spacious home that is a delightful entertainer. Intercom system. Private den, private study, family room. Separate recreation room. Lovely details throughout! Call 399-0066 MLS#480589



CUSTOM NEW CONSTRUCTION

\$3,275,000 - Will boast 5 Br, 4 Ba, 2 powder rms. Stunning living & dining areas, accented w/ custom wood trim, chef's kitchen w/ large center island, appliance package, walk in closet, distinctive inlaid hardwood floors, upgraded Anderson windows! Three story home shows attention to detail! Call 609-399-8200 MLS#478988



BAYFRONT

\$2,995,000 - This stunning Bayfront Ocean City Escape features 9 bedrms, 8 full baths, 2 half baths, a gourmet kitchen, game rm, family room, study and some of the best views in all of OC. Gourmet kitchen boasts tile backsplash & flooring along w/ granite countertops. This home is truly one-of-a-kind! OCJS.COM Call 609-399-0066 MLS#479174



SOUTH END STEAL!

\$425,000 - South end of Ocean City, 2 blocks to the Beach. Unit offers 3 Bedrms, 2 Full baths, completely renovated. Updates include new kitchen, new bathrms, all new fling, new windows 2016, hot water heater 2015, roof 2013, central air 2012. Front deck w/ unobstructed views of bay and stunning sunsets. Rear deck off bedrm, off street parking, enclosed outside shower and shared laundry rm. Call 399-8200. MLS#483306



UNIQUE BAYFRONT ENCLAVE

\$1,569,000 - Waterview Estates, Clustered Around Extensive Decking, Lrge pool w/Hot Tub, Boat Slips & Overlooking the Intra-Coastal Waterway. South Western Exposure Offers Perfect Sun & Ocean City's Best Sunsets. 4 Level Home, Perfect for Any Family. 2 Cars Attached Garage & 3 More Spaces Outside in Driveway. Call 609.399.0041x28 MLS#482054



SOUTH END

\$1,299,000 - Beautifully appointed 4BR, 2BA Beachfront 2nd Floor on the deep southend! This tastefully updated unit features vaulted ceilings, an open living room with gas fireplace and great ocean views as well as a designer island kitchen with granite countertops, tile backsplash and stainless appliances. Call 609-399-0066 MLS#479594



EXTRAORDINARY HOME

\$1,200,000 - 5 BD, 3 1/2 BA, Formal Living Rm & Dining Rm, Center Hallway, Family Rm w/Gas F/P, Lrge Kitchen, 5th on 1st BD or Office, Laundry Rm, Lrge Master Suite w/Tons of Closets, Junior Master Suite w/Lrge Deck, 2 Guest Rms, Attic, Oversized 2 Car Garage w/Work Shop Area & Storage Attic Above. MUCH MORE! Call 609.399.0041x28 MLS#482067



STEPS TO BEACH

\$1,199,900 - Meticulously maintained Single family just steps to the beach! Has ocean views from lg front decks, 5 bdrms, 3 baths, new gourmet kitch, new marble backsplash, new quartz counters, new SS appl, hardwd flrs, new gas ht & A/C, 9' ceilings, crown molding, gas fireplace, pavers, etc. mikecontino.com Call 609-399-8200 MLS#480343



SOUTH END

\$1,065,000 - Sunrise and the Sound of the Surf! This 3 bedroom 3 bath beachfront town home is a sensual delight. Being on the end makes this the brightest and quietest unit. The large family room off the patio doubles as a fourth bedroom. Many recent upgrades make this Beachfront a Best Buy! Call 609.399.0041x15 MLS#476033



HOME SWEET HOME

\$989,000 - Move in Condition on the Bay with a Great view and a Boat slip! Upgraded kitchen with SS appliances & granite counters! Part of a 2 unit Condominium that "lives" and looks like a Single Family home featuring 3 bedrooms, 2.5 baths, gas heat, central air, gas fireplace, cathedral ceiling and more! Easy to See! Call 399-8200. MLS 480812



SOUTH END

\$719,000 - A graciously elegant lifestyle awaits you in this distinctive 4BR/3BA townhome. Praiseworthy design, with great room. Built-in trash compactor, pantry, gas heat. Two-car garage, deck. This elegant home will captivate you. Handsome styling and lovely amenities. Call 609-399-0041x17 MLS#475593

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VIEWS! VIEWS! VIEWS!

\$635,000 - Beautiful 10th fl unit w/ 180 degree views of the Island. In the evening go out on the balcony and watch the sunset over the great Egg Harbor bay. This unit was completely redesigned w/ state of the art appliances, marble and ceramic bathroom, custom cabinetry. Come to Ocean City & live the dream. Call (609) 399-2402 MLS#480488



SINGLE FAMILY PERFECTION

\$619,900 - Single Family Perfection. Open Floor Plan Flowing to Large Covered Porches and Fenced in Backyard, Bedroom and Bath on the First Floor, All new Appliances, New Heat and A/C, Large Master Suite with Walk in Closet, Total of 4 Bedrooms, Two Car Garage, Immaculate! Call 609.399.0041x28 MLS#473325



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



ARCHITECTURALLY UNIQUE

\$529,900 - One Block from the Beach, Property Features Three Spacious Bedrooms, Two Full Baths, & Fully Furnished. A Great Room for Entertaining with a Ceiling Fan, Four Skylights, and a Flat Screen Television. Upgraded Electrical System, New Gas Heater, Air Conditioner, & Hot Water Tank. www.PeteMadden.com Call 609.399.0041x23 MLS#477191



SOUTHEND

\$474,900 - Spacious Southend 2nd floor on an oversized lot! This 3BR 2BA unit features cathedral ceilings, a gas fireplace, and hardwood and tile flooring, and a rooftop deck! With an enclosed outdoor shower, exterior storage, and just steps to the best beaches on the island, this condo will not last! Call 609-399-0066 MLS#481836



NORTHEND CONDO

\$479,900 - Discover the joy of home ownership with this lovely 3BR/2BA duplex. Delightful domesticity, set off by eat-in kitchen with built-in dishwasher. Family room, air conditioning, gas heat. Ceiling fans. Garage, deck. Call 609-399-0066 MLS#477519



2nd FLOOR CONDO

\$475,000 - Asbury Avenue 4 bedroom, 2 bath 2nd floor condo with spacious great room, sun room, large kitchen with granite countertops that seats 4, ceramic tile backsplash, huge master suite w/ walk in closet, gas heat, central air, gas vented fireplace, enclosed outside shower. mikecontino.com Call 609-399-8200 MLS#479507



ACROSS FROM BEACH

\$1,049,000 - Direct Ocean Views from this Beautiful 2nd Floor Ocean City condo! South end beauty features: 4 Bedrooms, 3 Baths, Newer Gourmet Kitchen w/ upgraded cabinets, granite counters, tile backsplash, tiled great room, 5 newer skylights, freshly painted, gas heat, C/A, front & rear decks, storage area, new blinds, parking, Great Location! Great Rentals! MLS#483184 mikecontino.com



HEART OF OCEAN CITY

\$399,000 - Centrally located condo in the heart of Ocean City with off street parking, elevator & 2 decks. Freshly painted, new carpet, and hardwood floors. Unit has never been rented but could command a great Summer rental income today! Close to beach, boardwalk and shops! Call (609)399-8200 MLS#482059



COZY CONDO!

\$400,000 - Turn Key Beautifully decorated & Remodeled home w/ Armstrong Engineered Hickory wood floors & tile. Granite counters, newer appliances, Bathroom redone & with custom tile and vanity. Steps to the Recreation center, pool, tennis courts, basketball & Library. Don't miss this one. Call (609) 399-8200 MLS#474282



NORTHEND

\$344,900 - Exceptional Value! Beach block area- 2 bedroom, 1 bath first floor condo-completely maintenance free. All updated kitchen and bath- newer heat & central air. Off street parking, outside shower. Front covered porch and rear deck! Sold furnished & ready to go. Call 609-399-0041 MLS#482776



GATED COMMUNITY

\$535,000 - Private Gated community - 2500 Sq Ft top floor unit. Features: Cathedral ceilings, gourmet kitchen, 4 bedrooms, 2 baths, wrap around decks, private porch, bay views, home theatre, wine cellar, 200 ft dock, 3 boatslips, fantastic sunsets, call for more info. mikecontino.com Call 609-399-8200 MLS#479578

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Ocean, Bay & Inlet Views!

9 North Bayview Dr., Strathmere - \$749,000 - Here is the opportunity to own one of Strathmere 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.



Desirable "Point Area"

2 West Seaciff Ave. Unit #3, Strathmere - \$649,000 - 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.



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 fireplace, 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.



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.



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 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.



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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.**



CUSTOM BUILT

18 Mockingbird Ln, Petersburg - Spectacular custom built 4 BR/2 1/2 BA home with six inch wall construction, new bathrooms installed in master suite and common bath. Granite tops in the kitchen, upgraded SS appliances. FULL HOUSE GENERATOR. Office off master suite. Amazing yard. Home Warranty of America 13 month warranty included with the sale. Must see. **\$439,000**



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 fpc. 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, fpc, steam shwr & Jacuzzi. **\$949,000**



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. **\$449,900**

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