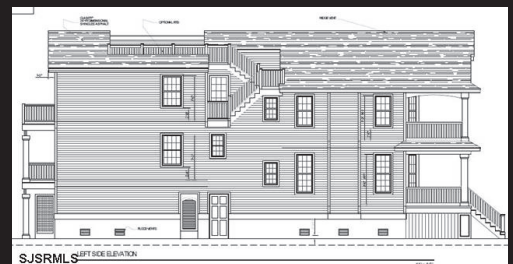
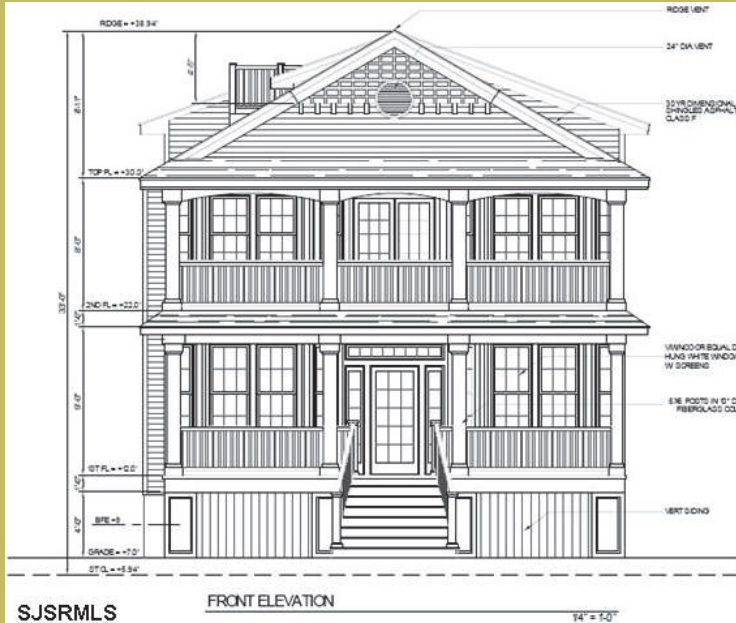


## 3309 Simpson Avenue



**Asking Price** \$519,000  
**Unit #** 1st Floor  
**Remarks** Beautiful conveniently located southend new construction. 1st Floor Condo getaway with 4 bedrooms 2 baths, gas heat central air, gas fireplace, front and rear decks, gorgeous kitchen fully equipped with stainless steel appliances, granite counter, hardwood floors, tile baths, huge garage, storage, outside enclosed shower, vinyl siding and railings. Double bay style front. June 1, 2012 completion, or before. Sample is 5508 Haven Avenue. Time to pick all colors and selections.

**Monthly Assoc. Fees** 0  
**Taxes** 3500  
**Tax Year** 2011  
**MLS #** 388435  
**City/Community** Ocean City  
**Bedrooms** 4  
**Full Baths** 2  
**Half Baths** 0  
**STYLE** Duplex



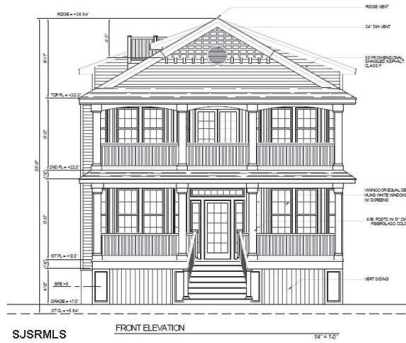
**JAMES I MARSHALL**  
**CELL: (609) 602-3243**  
**jim@jimocnj.com**  
**PRUDENTIAL FOX and ROACH-0144L**  
**Main: (609) 399-0066**



Ocean City real estate is "Worth Another Look". Today's buyers are finding Low interest rates, a healthy inventory and Ocean City's family values are among the factors behind their reasoning to fulfill their American dream and begin Building Memories at the South Jersey Shore. For additional information please call 1 - 888 - 602 - 3243 (Rapid Response Cell Phone )

# CUSTOM DETAIL #2 MAP

M  
D



MLS # **388435**  
 Status **Active**  
 Type **Condo**  
 Address **3309 Simpson Avenue**  
 Unit # **1st Floor**  
 City/Community **Ocean City**  
 State **NJ**  
 Zip **08226**  
 Area **Ocean City/18th-34th Sts**  
 Class **CONDOMINIUM**  
 Asking Price **\$519,000**



## GENERAL Right click on map for more map options

Rooms	<b>7</b>	Tax Year	<b>2011</b>	Block #	<b>3305</b>
Bd	<b>4</b>	Taxes	<b>3500</b>	Lot #	<b>4-C1</b>
FB	<b>2</b>	Year Built	<b>2012</b>	Closing Date	
HB	<b>0</b>	Days On Market	<b>13</b>	Original Price	<b>\$519,000</b>
Approx. SQFT	<b>1464</b>			Sold Price	
Lot Dimensions	<b>40 x 115</b>				
Condo Name	<b>NONE</b>				
Condo Name 2					
#Lvls	<b>One</b>				
#Strs	<b>Two</b>				
Monthly Assoc. Fees	<b>0</b>				

## FEATURES

STYLE	<b>Duplex</b>	UNIT	<b>Fireplace(s), Hardwood Floors,</b>	HEATING	<b>Forced Air, Gas-Natural</b>
UNIT LOCATION	<b>First Floor</b>	FEATURES	<b>Master Bath, Wall to Wall</b>	AIR CONDITIONING	<b>Central</b>
SIDING/EXTERIOR	<b>Vinyl</b>		<b>Carpet</b>	WATER HEATER	<b>Gas</b>
PARKING/GARAGE	<b>Auto Door Opener, Garage</b>	OTHER ROOMS	<b>Dining Area</b>	WATER	<b>Public Water</b>
MANAGEMENT	<b>Co-Owner</b>	COMMON AREA	<b>Deck/Porch</b>	SEWER	<b>Public Sewer</b>
		FEATURES			
		FIREPLACE	<b>Built-In, Gas Log, Living Room</b>		
		APPLIANCE	<b>Disposal, Dishwasher, Dryer, S</b>		

## REMARKS

Remarks **Beautiful conveniently located southend new construction. 1st Floor Condo getaway with 4 bedrooms 2 baths, gas heat central air, gas fireplace, front and rear decks, gorgeous kitchen fully equipped with stainless steel appliances, granite counter, hardwood floors, tile baths, huge garage, storage, outside enclosed shower, vinyl siding and railings. Double bay style front. June 1, 2012 completion, or before. Sample is 5508 Haven Avenue. Time to pick all colors and selections.**



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This information is deemed reliable, but not guaranteed.