



James I. (Jim) Marshall, CRS, GRI  
1-888-602-3243

## Prudential Fox & Roach

Beachfront Listings Currently for sale In Ocean City, NJ

\* \* The data on the attached report appears in part through the Broker Reciprocity Program of the South Jersey Shore Regional Multiple Listing Service. Some properties which appear on these pages may have subsequently been sold and may no longer be available. This Information is deemed reliable but not guaranteed.

*Please feel free to call or email (mention the MLS number) for any properties that may be of interest to you.*

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**Ocean City, NJ**

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609-399-0066

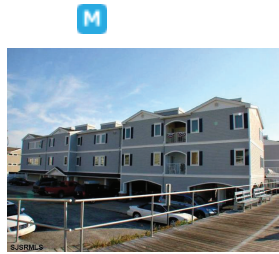
1 – 888 – 602 - 3243      24 Hours

email: [jim@JimOCNJ.com](mailto:jim@JimOCNJ.com)



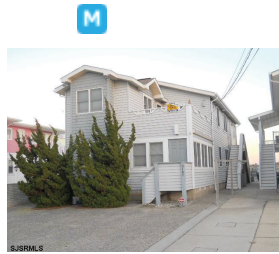
**MLS #** 391423  
**Type** Condo  
**Area** Ocean City/Central  
**Asking Price** \$298,900  
**Address** 1401 Ocean Avenue  
**Unit #** 210  
**Sale/Rent** For Sale  
**Bedrooms** 1  
**Full Baths** 1  
**Half Baths** 0  
**LOCATION** Boardwalk Front

**Remarks** "BEACHES SUITES" Location, Location, Value! Boardwalk/Beach Front 1 bedroom in the Beaches Condominium. Amenities include elevator, inground pool, priceless covered assigned parking space, private balcony and sleeps 4. Great getaway at the seashore. Unit faces South with a nice view of the Atlantic.



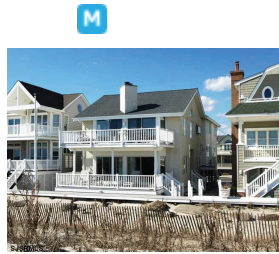
**MLS #** 396794  
**Type** Condo  
**Area** Ocean City/Central  
**Asking Price** \$389,900  
**Address** 1670 Boardwalk  
**Unit #** 7  
**Sale/Rent** For Sale  
**Bedrooms** 1  
**Full Baths** 1  
**Half Baths** 0  
**LOCATION** Boardwalk Front, Ocean Front

**Remarks** Beautiful, well maintained & super clean 1 bedroom 1 bath unit at the Ocean 17 Condos. Newly renovated with hardwood floors & fresh paint. Living/dining room w/queen sleeper and bedroom w/queen bed. Ocean views, off street parking for up to 3 cars, full, equipped kitchen w /glass tile back splash, central air, stacked washer /dryer. Perfect turnkey opportunity. Conveniently located on the beach, huge sun deck & pool. Excellent rental history \$20k to \$25k per year. Sold furnished/equipped less exclusions.



**MLS #** 389557  
**Type** Condo  
**Area** Ocean City/Southend  
**Asking Price** \$899,000  
**Address** 5107 Central Ave, 2nd Fl  
**Unit #** 2  
**Sale/Rent** For Sale  
**Bedrooms** 3  
**Full Baths** 2  
**Half Baths** 0  
**LOCATION** Beach Block, Ocean Front

**Remarks** JUST REDUCED BEACHFRONT!! Second floor condo offered under assessed value! You won't believe the panoramic views from the Living Room, Dining Room and Kitchen! Great opportunity to upgrade into your dream house. Larger bedrooms and multiple decks make this an awesome opportunity. This one won't last at this reduced price. Call for lockbox code and immediate access.



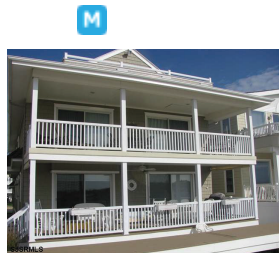
**MLS #** 391014  
**Type** Condo  
**Area** Ocean City/Central  
**Asking Price** \$959,000  
**Address** 4529 Central Ave  
**Unit #** 1st Floor  
**Sale/Rent** For Sale  
**Bedrooms** 4  
**Full Baths** 2  
**Half Baths** 0  
**LOCATION** Ocean Front

**Remarks** Beautiful Beachfront Southend 1st Floor Unit. 4 bedroom/2 bath, central air, fireplace. Hardwood floors, freshly painted, newer kitchen, appliances and counters. Huge deck, just steps from the beach, carport parking, vinyl siding. Beautifully furnished and equipped (less personal exclusions). Lowest price 4 bedroom beachfront out now. A Must See.



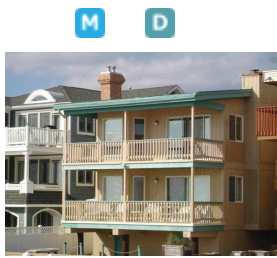
**MLS #** 393563  
**Type** Condo  
**Area** Ocean City/Southend  
**Asking Price** \$975,000  
**Address** 4437 Central Avenue, 1st Floor  
**Unit #** 1  
**Sale/Rent** For Sale  
**Bedrooms** 4  
**Full Baths** 2  
**Half Baths** 0  
**LOCATION** Beach Block, Ocean Front

**Remarks** Great Southend lowest priced beachfront condo featuring four large bedrooms, two full baths, spacious living and dining areas, kitchen with breakfast bar, hardwood floors, gas heat, central air, ample parking and steps to the beautiful sandy beach! Sit out and enjoy the large deck, or enjoy the great rental income generated from this property. Unit has plenty of parking, storage and much more!



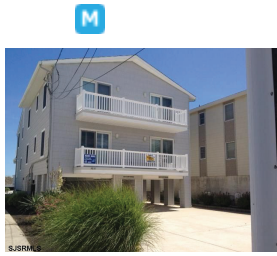
**MLS #** 394650  
**Type** Condo  
**Area** Ocean City/Southend  
**Asking Price** \$1,100,000  
**Address** 4217 Central Avenue  
**Unit #** 1  
**Sale/Rent** For Sale  
**Bedrooms** 4  
**Full Baths** 2  
**Half Baths** 0  
**LOCATION** Beach Block, Ocean Front

**Remarks** Absolutely Beautiful! This beachfront is all new from the inside out! Current owner has upgraded everything with new heating, A/C, hardwood floors, bathrooms, kitchen, deck and siding. Great open floor plan with 4 large bedrooms, 2 full baths, kitchen center island & beadboard in the living area. Comfortable beach cottage feel with light airy color scheme and great furnishings. Step outside to the extra large deck with seating and dining areas, easy access to the beach and great view!



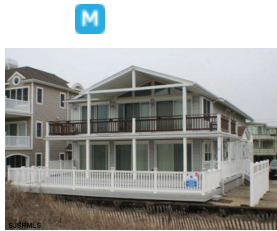
**MLS #** 384823  
**Type** Condo  
**Area** Ocean City/Gold Coast  
**Asking Price** \$1,110,000  
**Address** 3606 Wesley Avenue SHORT SALE  
**Unit #** 2nd Floor  
**Sale/Rent** For Sale  
**Bedrooms** 4  
**Full Baths** 2  
**Half Baths** 1  
**LOCATION** Ocean Front

**Remarks** short sale steal!!! Remarkable & Oversized 2nd Flr Beachfront Condo. 4 BR, 2.5 Ba w/updated Kitchen, Appliances and Granite counters. New carpets, updated baths and fresh paint and decor throughout. Subject to 3rd Party Approval. Property being sold AS-IS. Bring Offers! Please see "Associated Documents" for sellers short sale addendum. This must be attached with any offer.



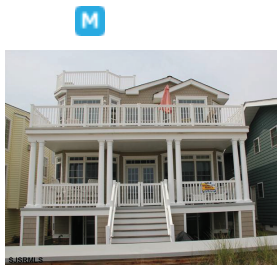
**MLS #** 396860  
**Type** Condo  
**Area** Ocean City/Southend  
**Asking Price** \$1,175,000  
**Address** 5021 Central Ave  
**Unit #** 1  
**Sale/Rent** For Sale  
**Bedrooms** 4  
**Full Baths** 3  
**Half Baths** 0  
**LOCATION** Ocean Front

**Remarks** Fabulous Beachfront 1st Floor condo with GREAT RENTAL HISTORY! This turn-key unit has four bedrooms and 3 full baths, professionally decorated, hardwood floors, stainless steel appliances and freshly painted. Perfect cut-out through the dunes allows for easy beach access and provides views straight down to the ocean. Booked every week this summer and has been for the most part the last 7 years. This unit is a must see for anyone looking for a great investment property!



**MLS #** 392571  
**Type** Condo  
**Area** Ocean City/Southend  
**Asking Price** \$1,185,000  
**Address** 3500 A Wesley Avenue  
**Unit #** 1  
**Sale/Rent** For Sale  
**Bedrooms** 4  
**Full Baths** 3  
**Half Baths** 0  
**LOCATION** Corner, Ocean Front

**Remarks** Great Beach Front corner-Spacious 1st floor -features open airy layout-large rooms, large master suite with master bath, large open deck on beach, private parking, private beach entrance. Huge 120x50 corner lot, oversized 1 car garage with offstreet parking. Priced to sell. This beachfront will not last. Call for details-Lock box code.



**MLS #** 381167  
**Type** Condo  
**Area** Ocean City/Southend  
**Asking Price** \$1,199,000  
**Address** 4637 Central Avenue  
**Unit #** A  
**Sale/Rent** For Sale  
**Bedrooms** 4  
**Full Baths** 3  
**Half Baths** 1  
**LOCATION** Ocean Front, See Remarks

**Remarks** "APPROVED SHORT SALE" Beauty on the Beach! Views, Views, Fantastic Ocean Views! This Raised 1st Floor Beachfront features: 4 Spacious Bedrooms, 3 Full Baths, 1 Half Bath, Custom Kitchen with Granite Countertops, Back Splash, Breakfast Bar Area, Spacious Great Room with Hardwood Floors, Beautifully Furnished and Decorated, Front and Rear Decks, 2 Car Garage and in Mint Condition! Rental History is Outstanding! Great Property! Great Location! Great Value! SUBJECT TO BANK AND



**MLS #** 385220  
**Type** Condo  
**Area** Ocean City/Southend  
**Asking Price** \$1,490,000  
**Address** 4301 Central Avenue  
**Unit #** A  
**Sale/Rent** For Sale  
**Bedrooms** 5  
**Full Baths** 3  
**Half Baths** 1  
**LOCATION** Corner, Ocean Front

**Remarks** LOCATION, LOCATION! Corner beachfront! First floor condo features 5 bedrooms, 3 full baths, 1 half bath, large kitchen center island, master bath, fireplace and much more. Large open floor plan with soaring 10 foot ceilings, open kitchen to dining and living areas. Condo has been totally rehabbed including new siding, professional landscaping and irrigation system. Great south end location with easy beach access, short walk to stores and playground.



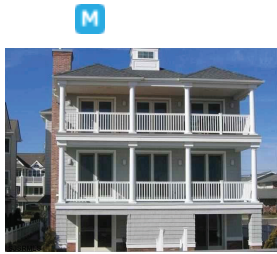
**MLS #** 393316  
**Type** Condo  
**Area** Ocean City/Gold Coast  
**Asking Price** \$1,549,999  
**Address** 2221 Wesley Avenue  
**Unit #** 1  
**Sale/Rent** For Sale  
**Bedrooms** 5  
**Full Baths** 3  
**Half Baths** 0  
**LOCATION** Boardwalk Front, Ocean Front

**Remarks** This is an absolutely stunning beach/boardwalk -front 1st flr property w/2nd flr ocean views. This Goldcoast location home is where memories are made with 5BRs & 3BAs it boasts 2500 sq ft & remodeled in 2011 with every upgrade. The home has a lock-off door that can divide 2 back BRs to have a separate apartment. 3 of the BRs, 2 BRs & living space are all on one level. The Master BR has a warm color, romantic fireplace and an adjoining room with wet bar. With huge decks & parking galore rentals bring in 80k.



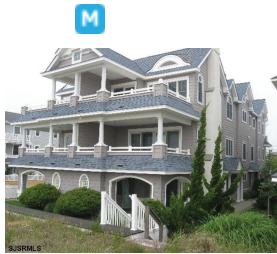
**MLS #** 373265  
**Type** Condo  
**Area** Ocean City/Gold Coast  
**Asking Price** \$1,995,000  
**Address** 1909 Wesley Avenue  
**Unit #** North  
**Sale/Rent** For Sale  
**Bedrooms** 4  
**Full Baths** 3  
**Half Baths** 1  
**LOCATION** Ocean Front, See Remarks

**Remarks** Great Townhouse in the Goldcoast. A great location and feels like a single family. Spectacular views from multiple decks and easy access to the beach. Unit features: 4 bedrooms, 3.5 baths, large open living space, attached garage and much more. Solid rental history! Don't miss out on this one!



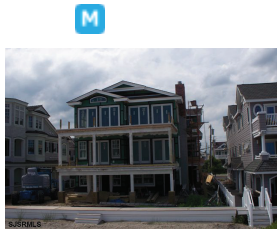
**MLS #** 388934  
**Type** Condo  
**Area** Ocean City/Gold Coast  
**Asking Price** \$2,395,000  
**Address** 2613 Wesley Avenue  
**Unit #** A  
**Sale/Rent** For Sale  
**Bedrooms** 5  
**Full Baths** 4  
**Half Baths** 1  
**LOCATION** Ocean Front, See Remarks

**Remarks** Spectacular Ocean Front Condo in the Goldcoast. Premiere Location with breathtaking views of the beach and AC skyline. First floor new construction built by William Schnatz Homes. Custom built unit with many upgrades! Features include: 5 bedrooms, 4.5 baths, gourmet kitchen with granite counters, tile back splash, center island & 2 laundry rooms. Large master suite with private porch. This is a true must see!



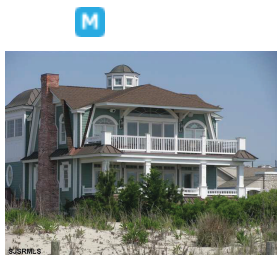
**MLS #** 372103  
**Type** Condo  
**Area** Ocean City/Gold Coast  
**Asking Price** \$2,600,000  
**Address** 2605 Wesley Avenue  
**Unit #** North Side  
**Sale/Rent** For Sale  
**Bedrooms** 5  
**Full Baths** 4  
**Half Baths** 1  
**LOCATION** Ocean Front

**Remarks** MAGNIFICENT BEACHFRONT TOWNHOUSE IN THE GOLDCOAST! 5 BEDROOMS & 4.5 BATHS WITH SPECTACULAR VIEWS OF THE OCEAN & ATLANTIC CITY SKYLINE. UPSCALE KITCHEN WITH GRANITE COUNTERS ,HARDWOOD FLOORS,4 DECKS, ELEVATOR ,FIREPLACE & MANY MORE LAVISH AMENITIES. INTERIOR DECORATED & FURNISHED.BEST BEACHFRONT BUY!



**MLS #** 395906  
**Type** Condo  
**Area** Ocean City/Gold Coast  
**Asking Price** \$2,795,000  
**Address** 2811 Wesley Avenue  
**Unit #** B  
**Sale/Rent** For Sale  
**Bedrooms** 5  
**Full Baths** 3  
**Half Baths** 1  
**LOCATION** Ocean Front

**Remarks** Brand New Construction! A Perfect Location! You will love this second floor condo with breathtaking views and easy beach access. Located at 28th & the beach, this condo has 5 bedrooms, 3 full baths, powder room, gas heat, central air, hardwood floors, and amenities galore! Additional features will include: gourmet kitchen, cabana bath in ground floor, elevator, gas fireplace, attached garage and more! Projected completion late summer 2012.



**MLS #** 395470  
**Type** Condo  
**Area** Ocean City/Gold Coast  
**Asking Price** \$2,795,000  
**Address** 2537 Wesley Avenue  
**Unit #** A  
**Sale/Rent** For Sale  
**Bedrooms** 5  
**Full Baths** 5  
**Half Baths** 0  
**LOCATION** Beach Block, Corner, Ocean

**Remarks** Absolutely Great Property! Super Spacious condo with 5 bedrooms, 5 bathrooms, large open floor plan with large living/dining space, gourmet kitchen with custom island, two fireplaces, large deck facing the ocean and much more! Custom built with hardwood floors, crown moldings, custom cabinetry and a corner location in the Goldcoast. In addition this condo has an elevator , ground floor storage area, attached garage, ground laundry room and second laundry room on main level. Truly stunning unit!



**MLS #** 358450  
**Type** Single Family  
**Area** Ocean City/Northend  
**Asking Price** \$2,699,000  
**Address** 929 2nd Street  
**Sale/Rent** For Sale  
**LOCATION** Boardwalk Front, Corner, Ocean Front  
**Bedrooms** 6  
**Full Baths** 5  
**Half Baths** 0  
**LotDim** 59x100

**Status** Active  
**Directions** 2nd & beachfront. Alley between 1st & 2nd to front door.  
**Remarks** Ocean City NJ..Single family on The BEACH..Features: 6 BR, 5 BA, Elev. 5 Decks w /SUPER Views, Larger Kitch'n, 2 Bay Gar. w /Storg++, Completley furnshd & equipd. Enjoy Convenient acces to the beach/bdwlk..This home is the BEST OCEAN VIEW single home for sale in Ocean City...Call for info.



**MLS #** 389094  
**Type** Single Family  
**Area** Ocean City/Gold Coast  
**Asking Price** \$2,795,000  
**Address** 1905 Wesley Avenue  
**Sale/Rent** For Sale  
**LOCATION** Boardwalk Front, Ocean Front  
**Bedrooms** 5  
**Full Baths** 3  
**Half Baths** 1  
**LotDim** 50 X 105

**Status** Active  
**Directions** 19th and Wesley Avenue, oceanside  
**Remarks** Grand Single family home in the desirable Gold coast of Ocean City! Enjoy this spacious home on the beach and boardwalk with 5 large bedrooms, 3 full baths, powder room, formal dining room, huge living room with fireplace, and more! Views galore from the second floor deck, huge front deck, two car garage, vinyl siding and railings and more! Home also has eat in kitchen, laundry room with wash sink, lots of closet space, and