

**CUSTOM DETAIL #2 MAP**



MLS # **350031**  
 Status **Active**  
 Type **Condo**  
 Address **119 A Ocean Avenue**  
 Unit # **A**  
 City **Ocean City**  
 State **NJ**  
 Zip **08226**  
 Area **Ocean City/Northend**  
 Class **CONDOMINIUM**  
 Asking Price **\$659,000**



**GENERAL**

Rooms	<b>7</b>	Tax Year	<b>2009</b>	AGE	<b>2 to 5 Years</b>
Bd	<b>4</b>	Taxes	<b>4147</b>	Block #	<b>104</b>
FB	<b>3</b>	Year Built	<b>2005</b>	Lot #	<b>10-C1</b>
HB	<b>0</b>	POSSESSION	<b>At Closing</b>	Closing Date	
Approx. SQFT	<b>1670</b>	Days On Market	<b>137</b>	Original Price	<b>\$699,000</b>
Lot Dimensions	<b>35 x 130</b>			Sold Price	
Condo Name	<b>NONE</b>				
Condo Name 2	<b>119 Ocean Avenue</b>				
	<b>Condo</b>				
#Lvs	<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>Gas-Natural</b>
UNIT LOCATION	<b>First Floor</b>	FEATURES	<b>, Master Bath, Pets Allowed, Wall to Wall Carpet</b>	AIR CONDITIONING	<b>Central</b>
SIDING/EXTERIOR	<b>Vinyl</b>		<b>Great Room</b>	WATER HEATER	<b>Gas</b>
PARKING/GARAGE	<b>Two Car, Attached Garage, Garage</b>	OTHER	<b>Deck/Porch</b>	WATER	<b>Public Water</b>
MANAGEMENT	<b>Co-Owner</b>	ROOMS		SEWER	<b>Public Sewer</b>
ASSOC. FEE INCLUDES	<b>Insurance, Maintenance</b>	COMMON			
		AREA			
		FEATURES	<b>Built-In</b>		
		FIREPLACE	<b>Blinds, Curtains, Drapes,</b>		
		ALSO			
		INCLUDES			

**REMARKS**

Remarks **An Exceptional north end condo redefining Pride of Ownership !! Very well maintained first floor condominium, NOT a rental property - well furnished, MUST be seen ! Large front porch, oversized covered back porch, light, bright condominium. Residential tree lined street.**



**JAMES I MARSHALL**  
**PRUDENTIAL FOX and ROACH-O144L**  
 Main: (609) 399-0066  
 CELL: (609) 602-3243  
 5501 WEST AVE  
 OCEAN CITY NJ 08226  
 jim@jimocnj.com



This information is deemed reliable, but not guaranteed.