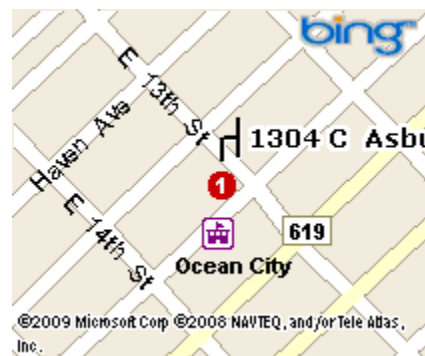


## CUSTOM DETAIL #2 MAP



**MLS #** 350516  
**Status** Active  
**Type** Condo  
**Address** 1304 C Asbury Avenue  
**Unit #** C - 3rd floor  
**City** Ocean City  
**State** NJ  
**Zip** 08226  
**Area** Ocean City/Central  
**Class** CONDOMINIUM  
**Asking Price** \$425,000



## GENERAL

<b>Rooms</b>	<b>6</b>	<b>Tax Year</b>	<b>2009</b>	<b>AGE</b>	<b>2 to 5 Years</b>
<b>Bd</b>	<b>3</b>	<b>Taxes</b>	<b>1</b>	<b>Block #</b>	<b>1305</b>
<b>FB</b>	<b>2</b>	<b>Year Built</b>	<b>2004</b>	<b>Lot #</b>	<b>17-C3</b>
<b>HB</b>	<b>0</b>	<b>POSSESSION</b>	<b>At Closing</b>	<b>Closing Date</b>	
<b>Approx. SQFT</b>	<b>1200</b>	<b>Days On Market</b>	<b>3</b>	<b>Original Price</b>	<b>\$425,000</b>
<b>Lot Dimensions</b>	<b>30 x 100</b>			<b>Sold Price</b>	
<b>Condo Name</b>	<b>NONE</b>				
<b>Condo Name 2</b>	<b>1304 Asbury Avenue Condo</b>				
<b>#Lvs</b>	<b>One</b>				
<b>#Strs</b>	<b>Three to Five</b>				
<b>Monthly Assoc. Fees</b>	<b>250</b>				

## FEATURES

<b>UNIT LOCATION</b>	<b>Top Floor</b>	<b>UNIT</b>	<b>Cathedral Ceiling(s), Kitchen</b>	<b>HEATING</b>	<b>Forced Air, Gas-Natural</b>
<b>SIDING/EXTERIOR</b>	<b>Vinyl</b>	<b>FEATURES</b>	<b>Center Island, Master Bath,</b>	<b>AIR CONDITIONING</b>	<b>Central</b>
<b>PARKING/GARAGE</b>	<b>One Car, Attached Garage, Garage</b>		<b>Pets Allowed, Wall to Wall Carpet</b>	<b>WATER HEATER</b>	<b>Gas</b>
<b>MANAGEMENT</b>	<b>Co-Owner</b>	<b>OTHER</b>	<b>Den/TV Room</b>	<b>WATER</b>	<b>Public Water</b>
<b>ASSOC. FEE INCLUDES</b>	<b>Insurance</b>	<b>ROOMS</b>	<b>Deck/Porch</b>	<b>SEWER</b>	<b>Public Sewer</b>
		<b>COMMON AREA</b>			
		<b>FEATURES</b>			
		<b>FIREPLACE</b>	<b>Built-In, Gas Log</b>		

## REMARKS

Remarks Top floor three bedroom condominium with tv room/den within proximity of Ocean City's downtown area, just a few blocks to popular beach and boardwalk. Gas heat, central air, attached garage, partially furnished.



**JAMES I MARSHALL**  
**PRUDENTIAL FOX and ROACH-O144L**  
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**OCEAN CITY NJ 08226**  
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This information is deemed reliable, but not guaranteed.