

Sifting Sands Unit #44



840 Ocean Ave Unit 44, Ocean City, NJ 08226

- » Beds: 1 | Baths: 1 Full
- » MLS #: 612826
- » Condominium
- » Private bedroom!
- » Renovated throughout!
- » More Info: 840OceanAveUnit44.IsForSale.com

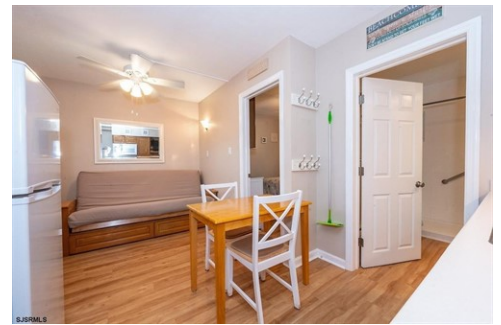


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\$ 169,900



Sifting Sands - Beautifully Renovated 2nd-Floor Condo. Enjoy the best of Ocean City in this charming second-floor, one-bedroom-style getaway that comfortably sleeps four! Featuring a beautifully renovated bathroom with walk-in shower and luxury vinyl plank flooring throughout, this unit offers comfort, convenience, and an unbeatable location. Situated at the corner of 9th Street and Ocean Avenue, you're just steps from the beach, boardwalk, and the popular Asbury Avenue shopping district. Community amenities include a heated swimming pool, on-site parking, and coin-operated laundry facilities. An ideal investment with hassle-free rental income! Sifting Sands participates in a required on-site rental program from April 15 through mid-October, providing owners with convenient, hands-off rental experience. Owners may reserve up to 21 days of personal use during the summer rental season. During the off-season, November 1 through April 15, there are no personal-use restrictions, allowing you to enjoy the property yourself or rent it independently at your discretion. The building is open year-round and professionally managed, with a strong history of stable operations and sound financial management. The condo fee covers a wide range of expenses and amenities, including: Water, sewer, hot water, cable TV, Wi-Fi, building insurance, including fire and flood coverage and common area maintenance. Where else in Ocean City can you find

