

## 4529 Central Avenue, 1st floor



**Asking Price** \$999,999  
**Unit #** 4529  
**Remarks** THIS BEAUTIFUL BEACHFRONT IS AN OVERSIZED 4 BEDROOM, 2 FULL BATHROOM, GAS HEAT CENTRAL AIR, VINYL SIDING, NEWER KITCHEN AND APPLIANCES, FRESHLY PAINTED, NEWER FURNITURE, AND MUCH LARGER THAN ANY NEWER BUILDING TODAY. THIS PROPERTY HAS A FANTASTIC RENTAL HISTORY AND IS A MUST SEE. THIS PROPERTY IS PRICED TO SELL.

**Monthly Assoc. Fees** 0  
**Taxes** 8252  
**Tax Year** 8  
**MLS #** 348913  
**City** Ocean City  
**Bedrooms** 4  
**Full Baths** 2  
**Half Baths** 0  
**UNIT LOCATION** First Floor, Water View  
**UNIT FEATURES** Fireplace(s), Hardwood Floors, Master Bath, Pets Allowed  
**PARKING/GARAGE** Carport  
**HEATING** Forced Air, Gas-Natural



**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.