

Ocean City, NJ Real Estate is "Worth Another Look"

CALL -- 888 - 602 - 3243 FOR INFO OR FOR AN APPOINTMENT

View Details of these properties ONLINE at  
**Best.OCNJ4SALE.com**

"It's more than a second home ....  
It's a lifestyle"



**NEW CONSTRUCTION**  
View a variety of newly built homes and condos online at  
**www.OCNJShoreHouse.com**



Two bedroom rancher ... \$ 309,000  
Maintenance free exterior  
Gas Heat, Central Air  
Large 56 x 100 foot lot



**South End Central Ave. Condo**  
Four Bedroom, 2 baths, Great Room  
2 porches, carport, gas log fireplace  
Offered Furnished ... \$ 700,000  
**5536.OCNJ4Sale.com**



**OPEN BAYFRONT DUPLEX**  
in-ground pool .... **\$ 1,490,000**  
Three and 4 bedroom apartments  
One boat slip, newer bulkhead  
Open Bay Views

**Bay Area Cottage ... \$ 409,900**  
Three bedroom, 1 1/2 bath cottage  
with side yard. A great buy.  
Sold Mostly Furnished.



Turn-key second floor condo  
Three bedrooms, 2 baths, Gas Heat  
Central Air, Front and rear porches  
Walking distance to beach and shops  
**\$ 499,900** Furnished



**SHOW PIECE** 3 bedroom, 2 bath second floor condo just 4 streets to the beach. Better than new ! Rooftop deck, front and rear porches. Granite counters. **\$ 534,900**

Southend Single Family Home  
Unique 3 bedroom, 3 bath floorplan  
Detached Storage/garage  
Gas Heat, A/C .... **\$ 449,000**



The Pool is a Whisper Away ...  
Three bedroom first floor Ocean  
Village South Condominium.  
Great Getaway or rental ! **\$ 269,900**



**Big and Beautiful !** Spacious Five bedroom, 3 bath first floor condo. One street to the beach. Large porch granite countertops, garage, gas log fireplace. **Reduced to \$ 949,900.**



**4509 West Avenue - 1st floor**  
South end 3 br, two bath first floor condominium convenient to beaches Central Air. **Reduced to \$440,000.**

**4509.OCNJ4Sale.com**



Three bedroom, 2 bath condo  
Walk to the boardwalk  
Near Gold Coast Area  
1st floor - **\$ 524,900**

**James I. (Jim) Marshall, CRS, GRI**  
**Prudential Fox & Roach, Realtor**

5501 West Avenue, Ocean City, NJ

Office : 609 399 0066

**Rapid Response Cell : 888 - 602 - 3243**

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**Beach4Sale.com**

**OCNJBLog.com**



**Be Sure to Visit www. Beach4Sale.com**

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**BOARDWALK** single family home.  
Six bedrooms, five baths, elevator  
5 decks with Super Beach Views.  
Two bay Garage, Gas Heat, A/C  
furnished. **Reduced to \$ 2,699,000**



**NEW CONSTRUCTION**  
Four bedroom, 2 1/2 bath First floor  
Condo w/granite countertops,  
Garage, Hardwood Floors, 2 decks  
Gourmet Kitchen ... **\$ 519,900**



**OCEAN VIEW** - 1st fl condo  
beach/boardwalk-front 5 bedroom  
3 bath condo, over 2500 sq feet.  
Goreously remodeled in 2011  
**\$ 1,599,000 Furnished**

### Top O' The Waves

DEEP South End 1 bedroom condo  
Second floor, steps to the sand  
**\$ 299,000 Furnished**



**Ocean Village South Condo**  
The Pool is a whisper away ....  
Three bedrooms, Two baths  
New A/C .... **Asking \$ 345,000**

### LAGOONFRONT HOME

6 Bedrooms, 3 1/2 baths  
2 Living Rooms, 2 boatslips  
Vinyl Bulkhead **\$ 1,200,000**



### Better Than New !

Immaculate Four bedroom, 2 bath  
First floor condo close to shopping,  
beach, recreation. **\$ 559,900**



### Gardens Plaza Condominiums



11th Fl. unit - 1 br, one bath	\$395,000
4th fl, unit - 1 br, one bath	\$489,000
5th fl unit - 2 be, 1.5 baths	\$539,000
12th fl. Unit - 2 br, 1.5 baths	\$679,000
4th fl corner - 2 br, 2 baths	\$679,900
8th fl unit - 2 br, 2 baths	\$698,000
7th fl. Corner - 2 br, 2 baths	\$766,666

**Water Views, Pool, Elevator, MORE !!**

### Goldcoast area Creampuff Single

Five bedroom, 4 bath home on an  
oversized lot. Granite counters  
Jacuzzi tub, large family room  
2 car garage, many decks **\$ 1,499,000**



### GARDENS Single Family Home

Spectacular ocean views  
Rooftop deck, 2 car garage  
Four bedrooms, 4 1/2 baths  
**\$2,299,000**



### The Pre-approval Advantage

- Sellers are more confident with a contract from a pre-approved buyer.
- A pre-approved buyer has shown the ability to finance the purchase and is in a stronger negotiating position with the seller.
- Both the buyer and the seller save time and avoid last minute surprises with a pre-approved buyer, streamlining the closing transaction.

To use preapproval to your advantage, call

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