



719 E 11th St Unit 517, Ocean City, NJ 08226

- » Beds: 1 | Baths: 1 Full
- » MLS #: 577361
- » Condominium | 580 ft<sup>2</sup>
- » Direct ocean views!
- » Fully Furnished!
- » More Info: [719E11thStUnit517.IsForSale.com](http://719E11thStUnit517.IsForSale.com)



**Bob Gullo**  
 Broker/Manager  
 (856) 305-2091 (Cell)  
 (866) 736-3469 (efax)  
[Bob@BobGullo.com](mailto:Bob@BobGullo.com)  
<http://www.BobGullo.com>



Fox Real Estate  
 900 Ocean Avenue  
 Ocean City, NJ 08226  
 (609) 399-5377

\$ 369,900



Direct ocean Views from this East side unit. Renovated bath beautiful upgraded kitchen with granite counter tops. This spacious & pristine condition condo comes fully furnished and equipped. This unit was not in the rental program for 2022. Average gross income for 1BR units is 28K-30K The FLANDERS Condominium Hotel is perhaps the best known, best run condotel in all of Ocean City. This beautiful boardwalk fronted building is steeped in tradition. It has been a part of the Ocean City skyline for 100 years. She offers all the conveniences of Hotel Living daily check ins via the front desk, daily maid & linen service, concierge service, heated pool, fitness Room, onsite restaurant, banquet center, spa and gift shop. Condo fees include water, sewer, flood & building insurances, cable TV, phone, Wi-Fi and common area maintenance. All rentals must go through the Flanders on-site rental program, no outside rentals permitted. Year-round residency is not permitted at The Flanders. City Ordinance restricts owner usage to 200 nights per year. If participating in the rental program, owner usage from mid-June through Labor Day is limited to 14 nights plus an additional 186 nights throughout the remainder of the year. If not renting owners can stay any 200 nights per year. See Agent remarks.

