

ALL FIELDS DETAIL



MLS #	327429	Rooms	5
Status	Active	Bedrooms	2
Type	Condo	Full Baths	1
Address	871 7th	Half Baths	0
Unit #	9	# of Stories in Bldg.	Two
City	Ocean City	# of Levels in Unit	One
State	NJ	Listing Type	Exclusive Right to Sell
Zip	08226		
Area	Ocean City/Northend		
Class	CONDOMINIUM		
Asking Price	\$424,900		
Sale/Rent	For Sale		
IDX Include	No		

GENERAL

Limited Service (Y/N)	Yes	County	Cape May
Waterfront (Y/N)	Yes	Agent	JOHNNA ZARROLI - (609) 402-8900
Listing Office 1	FASY REAL ESTATE - Main (609) 398-8000	Appointment Phone Number	609.402.8900
Comp. Variable Rate (Y/N)	No	Compensation-SAC	0
Compensation-BBC	3	Compensation-TBC	2
Bonus to Selling Office	none	Listing Date	8/4/2008
List on Realtor.com (Y/N)	Yes - With Address	Condo Name	BeachWatch 1
Owner	Zarrolli - Licensees	Year Built	1985
Lot Dimensions	.57	Lot #	1.1
Block #	600.4	Flood Plain (Y/N)	Yes
Take Photo (Y/N)	No	Special Instr. for Photo.	none
Directions	7th AT the Boardwalk	Update Date	8/4/2008
Status Date	8/4/2008	HotSheet Date	8/4/2008
Price Date	8/4/2008	Input Date	8/4/2008
Associated Document Count	0	Original Price	\$424,900

FEATURES

UNIT LOCATION	PARKING/GARAGE	COMMON AREA FEATURES	FINANCING AVAILABLE
End Unit	One Car	Cable TV	Conventional
First Floor	Assigned	Deck/Porch	SHOWING INSTRUCTIONS
See Remarks	HEATING	Elevator	Appointment Only
SIDING/EXTERIOR	Forced Air	Laundromat On Site	Current Tenant
Shingle	Gas-Natural	Outside Shower	Key-Call First
Vinyl	AIR CONDITIONING	Patio	ALSO INCLUDES
MANAGEMENT	Central	Pool	Blinds
Association	WATER HEATER	Sauna	Curtains
On-Site Professionals	Gas	Whirlpool/Spa	Drapes
See Remarks	WATER	Other (See Remarks)	Furnished
ASSOC. FEE INCLUDES	Public Water	OTHER ROOMS	Rugs
Amenities	SEWER	Breakfast Nook	Shades
Insurance	Public Sewer	Dining Area	See Remarks
Maintenance	LOCATION	POSSESSION	AGE
Management	Beach Block	At Closing	21 to 25 Years
Sewer	Boardwalk Front	Subject to Tenancy	NEW CONSTRUCTION
Trash	Corner	See Remarks	No
Water	Boardwalk Area	APPLIANCES	
See Remarks		Disposal	
Other Utilities		Dishwasher	
UNIT FEATURES		Electric Stove	
Pets Allowed		Microwave	
Walk in/Cedar Closet		Refrigerator	
		Self Cleaning Oven	

FINANCIAL

Monthly Parking Fee	0	Monthly Assoc. Fees	347
Total Assessment	331,400	Taxes	1734
Tax Year	2007	Land Value	244,300
Improved Value	87,100		

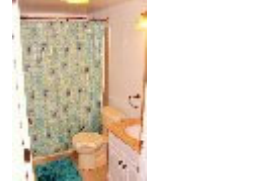
REMARKS

BEACHWATCH CONDO #9 at 7th & the Boardwalk. Completely rehabbed 2 bedroom unit featuring 2 balconies, fully furnished to sleep 9, new carpeting & tile and all new appliances & fixtures, plus an annual income of over \$30,000! Only 2 bedroom unit on the market! Amenities of the Boardwalk front complex include heated pool, jacuzzi, huge sundeck, outdoor shower, full laundry facilities, off-street parking & on-site management. Pet-friendly to owners.

AGENT REMARKS

Key in Office. Showings 10am to 2pm on Saturdays through Labor Day, then by appointment thereafter. Call Joe/Johnna Zarroli @ 402.8900 for additional information. Sellers conducting 1031 exchange.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.