

**ALL FIELDS DETAIL**



<b>MLS #</b>	328455	<b>Rooms</b>	8
<b>Status</b>	Active	<b>Bedrooms</b>	3
<b>Type</b>	Condo	<b>Full Baths</b>	2
<b>Address</b>	700 Atlantic Avenue	<b>Half Baths</b>	0
<b>Unit #</b>	B1 - End Top	<b># of Stories in Bldg.</b>	Three to Five
<b>City</b>	Ocean City	<b># of Levels in Unit</b>	Two
<b>State</b>	NJ	<b>Listing Type</b>	Exclusive Right to Sell
<b>Zip</b>	08226		
<b>Area</b>	Ocean City/Central		
<b>Class</b>	CONDOMINIUM		
<b>Asking Price</b>	\$409,900		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	No		

**GENERAL**

<b>Limited Service (Y/N)</b>	No	<b>County</b>	Cape May
<b>Waterfront (Y/N)</b>	No	<b>Agent</b>	JOHNNA ZARROLI - (609) 402-8900
<b>Listing Office 1</b>	FASY REAL ESTATE - Main (609) 398-8000	<b>Appointment Phone Number</b>	609.402.8900
<b>Comp. Variable Rate (Y/N)</b>	No	<b>Compensation-SAC</b>	0.00
<b>Compensation-BBC</b>	3.0%	<b>Compensation-TBC</b>	3.0%
<b>Bonus to Selling Office</b>	none	<b>Listing Date</b>	8/23/2008
<b>List on Realtor.com (Y/N)</b>	Yes - With Address	<b>Condo Name</b>	OTHER
<b>Condo Name 2</b>	700 Atlantic Ave Condos	<b>Owner</b>	Jon Yamamoto
<b>Year Built</b>	1979	<b>Property ID</b>	08007030000000070000C5
<b>Lot Dimensions</b>	0.09	<b>Lot #</b>	7-C5
<b>Block #</b>	703	<b>Zoned</b>	R
<b>Flood Plain (Y/N)</b>	Yes	<b>Living Room Level</b>	Main
<b>Dining Room Level</b>	Main	<b>Family Room Level</b>	Main
<b>Kitchen Level</b>	Main	<b>Bedroom 1 Level</b>	Main
<b>Bedroom 2 Level</b>	Main	<b>Bedroom 3 Level</b>	Upper
<b>Bath 1 Level</b>	Main	<b>Bath 2 Level</b>	Upper
<b>Take Photo (Y/N)</b>	No	<b>Special Instr. for Photo.</b>	n/a
<b>Directions</b>	9th Street to Atlantic, left to corner 7th and Atlantic, parking in rear	<b>Update Date</b>	8/22/2008
<b>Status Date</b>	8/22/2008	<b>HotSheet Date</b>	8/22/2008
<b>Price Date</b>	8/22/2008	<b>Input Date</b>	8/22/2008
<b>Associated Document Count</b>	0	<b>Original Price</b>	\$409,900

**FEATURES**

<b>STYLE</b>	Townhouse	<b>UNIT FEATURES</b>	Cathedral Ceiling(s) Kitchen Center Island Master Bath Pets Allowed Wall to Wall Carpet Whirlpool/Spa	<b>LOCATION</b>	Corner See Remarks Boardwalk Area	<b>FINANCING AVAILABLE</b>	Conventional
<b>UNIT LOCATION</b>	End Unit Second Floor Top Floor See Remarks	<b>PARKING/GARAGE</b>	Two Car Assigned Carport Parking Pad	<b>COMMON AREA FEATURES</b>	Cable TV Deck/Porch Outside Shower Storage Facility	<b>SHOWING INSTRUCTIONS</b>	24 Hour Notice Afternoon Only Appointment Only Key-Call First See Remarks
<b>SIDING/EXTERIOR</b>	Cedar Shingle Vinyl Wood See Remarks	<b>HEATING</b>	Electric Forced Air	<b>OTHER ROOMS</b>	Dining Area Laundry/Utility Room Loft Recreation/Family	<b>ALSO INCLUDES</b>	Blinds Curtains Drapes Furnished Rugs Shades See Remarks
<b>MANAGEMENT</b>	Association	<b>AIR CONDITIONING</b>	Central	<b>POSSESSION</b>	At Closing Subject to Tenancy	<b>AGE</b>	25+ Years
<b>ASSOC. FEE INCLUDES</b>	Amenities Insurance Maintenance Management Sewer Trash Water	<b>WATER HEATER</b>	Electric	<b>APPLIANCES</b>	Disposal Dishwasher Dryer Electric Stove Microwave Refrigerator Self Cleaning Oven Washer	<b>NEW CONSTRUCTION</b>	Yes

**FINANCIAL**

<b>Monthly Parking Fee</b>	0	<b>Monthly Assoc. Fees</b>	241
<b>Total Assessment</b>	464,000	<b>Taxes</b>	2830
<b>Tax Year</b>	2008	<b>Land Value</b>	254,000
<b>Improved Value</b>	210,000		

**REMARKS**

SHORT SALE ALERT! Be the new owner of this 3 bed 2 bath multi-level condo located within a block of the beach & boards on the corner of 7th & Atlantic in Ocean City's Boardwalk Area. Being offered fully furnished this is truly a once-in-a-lifetime "turnkey" opportunity! Top floor end unit features 2 beds & 1 bath on the main level & a Master bedroom loft complete with full bath & whirlpool tub. Outside living is complemented by a large deck off the living room and front & back roof-top decks off the loft!

**AGENT REMARKS**

Sale subject to 3rd party approval. Preliminary groundwork for a successful closing have been laid and the bank is eager to close. Make your offer appealing; Cash offers should include proof of funds; Offers with financing contingencies should include letter of pre-approval.

**ADDITIONAL PICTURES**



**DISCLAIMER**

This information is deemed reliable, but not guaranteed.