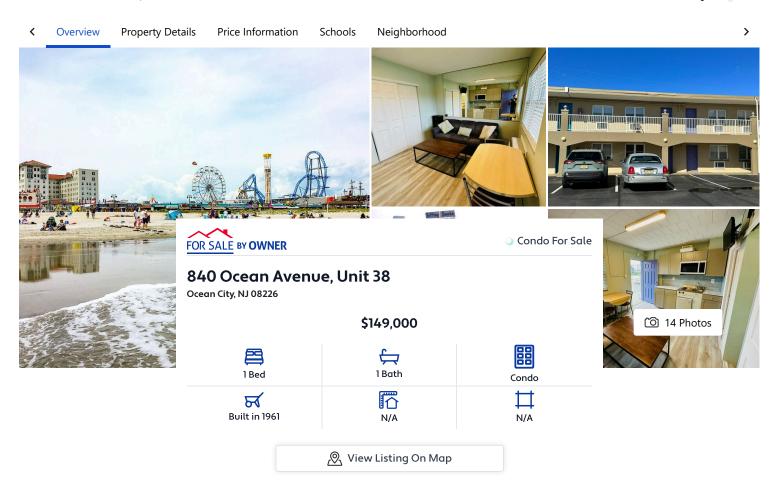
< Homes in New Jersey



## Description

Sifting Sands condos, conveniently located on the corner of 9th Street and Ocean Avenue just one short block to the famous Ocean City boardwalk. This unit has be been recently update with new laminate flooring, fresh new paint, new sliding doors to bedroom, new kitchen cabinets, new countertops, new backsplash, new microwave, new vanity and mirror in bathroom and new toilet, new fan and cabinet in bedroom. The unit is complete with a galley kitchen and full bath. It comes fully furnished and equipped. This unit is an approved pet friendly unit! Condo fees include water, sewer, flood insurance, hazard insurance, hot water, cable TV, Wi-Fi, trash service and common area maintenance. Sifting Sands offers an onsite rental program with daily maid service and heated pool. You can see the boardwalk from the building.

# **Property Details**

## Property Features

#### **Property Information**

- Property Type: Condo
- Year Built: 1961

## ြို Interior Features

#### Bedroom And Bathroom Information

- Bedrooms: 1
- Bathrooms: 1

Additional Rooms Information

Listed by Owner OCEAN

Contact the Seller

### 11/17/24, 11:08 PM

• Laminate

## Amenity Information

- Furnished
- Patio/Balcony
- Pool

## Appliances Information

- Refrigerator
- Microwave
- Dryer
- Washer

# 

- Parking Information
- On-street
- **Exterior Information** 
  - City

# 🛇 Schools

## School District Information

School District: Ocean City School District

# **Price Details**

# S Listing Price

## Price Summary

• List Price: \$149,000

Financing This Home			
ROCKET Mortgage			
Property Price			
\$ 149,000			
Down Payment			
\$ 29,800	20	%	
Interest Rate			
6.25 %			
\$1,022.05 Monthly Payment*			
Based on your selections, we estimate this to be your monthly mortgage payment for this home.			
Get Your Personalized Rate			
·· A		~	
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Mortgage rates could change daily. Remember - we do not have all your information, so the rate and payment results you see above may not completely reflect your actual situation. Rocket Mortgage LLC offers a wide variety of loan options, and you might still qualify for a loan even if your situation doesn't match our assumptions. Certain restrictions may apply.

NMLS #3030





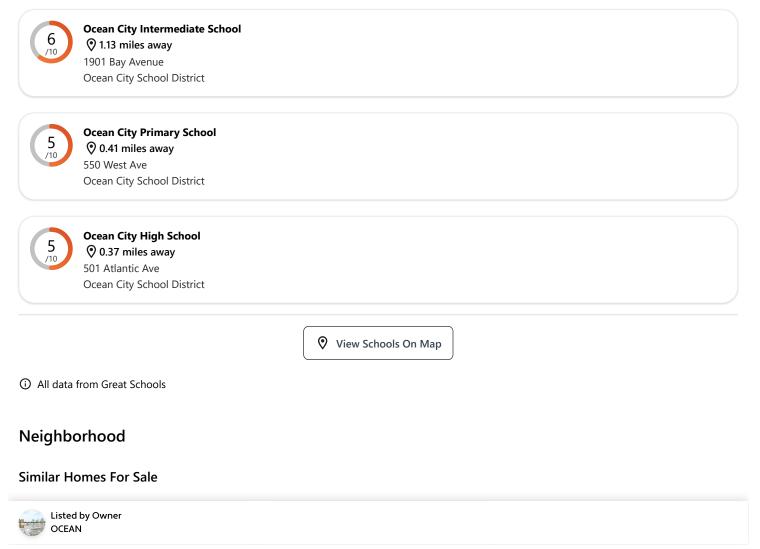
### Home Listed By OCEAN CITY CONDO WALK TO BOARDWALK AND BEACH

**Contact the Seller** 

## Schools

## **Schools Nearby**

The school rating is a score out of 10, where 10 is the highest and 1 is the lowest.



2 S hartford		
D3	501 Oriental Avenue	
Atlantic City, NJ 08401	Atlantic City, NJ 08401	
Condo For Sale	Land For Sale	
\$139,000	\$129,000	
1 Beds 1 Baths 456 SqFt	0 Beds 0 Baths 1442 SqFt	
Listed By Owner, FR Invest 😜	Listed By Owner, Suzy So	

## Frequently Asked Questions About 840 Ocean Avenue, Unit 38

What is the listing price of this property?	~
What type of property is this?	~
Is this property for sale now?	~
How many bedrooms and bathrooms does this property have?	~
What is the square footage of this property?	~
Which year was this property built?	~

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GreatSchools Ratings provided by GreatSchools.org School attendance zone boundaries are supplied by Home Junction Inc. and are subject to change. Check with the school directly to verify enrollment eligibility.

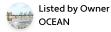
Please contact the Seller directly for inquiries regarding this property and/or to make an offer.

#### Fraud and Scam Awareness:

Unfortunately, there are people that will use internet sites like ForSaleByOwner.com to run all manner of scams on users. We do all that we can to prevent the willful misuse of our platform, however; every day, the scams get more and more sophisticated. We ask that our users be cognizant of the risk and review the following basic ways to recognize and avoid being scammed.

**Recognizing and Avoiding Scams:** 

• Use secure, traceable transactions when making payments - Do not pay a deposit by wire transfer, prepaid money card, gift card, or other non-traditional payment method. Also refuse to make "overpayments" and never enter into "bandshake" deals without a contract



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- Never give out financial or personally identifiable information This includes banking and credit card information, your birthdate, Social Security/Social Insurance Numbers, PayPal account etc.
- Suspicious communications Watch for parties communicating using poor grammar, spelling or those who send nonsensical messages. Be wary of parties that are only willing to text/email and those that will never speak on the phone or that refuse to meet in person. Generally, these people will claim to be "traveling" and unavailable to talk or located in a foreign country and unable to speak other than via text or email.
- Deals Too Good to be True If the list price is obviously too low, or the terms are too generous as compared to the market, it's likely a scam.
- Don't be pressured to act immediately Scammers typically try to make you think a listing is in high demand in order to push you into immediate action without consulting family, friends, or financial advisors. Say no to high pressure sales tactics.

#### Fraud & Scam Awareness

- Internet Fraud Complaint Center
- FTC complaint form and hotline: 877-FTC-HELP (877-382-4357)
- Consumer Sentinel/Military (for armed service members and families)
- If you are defrauded by someone you met in person, contact your local police department.
- If you suspect that a listing posted here may be connected to a scam, please send us the details at support@forsalebyowner.com or call us at 888–FOR–SALE.

