

## Condo - Ocean City, NJ



719 E 11th Street #816, Ocean City, NJ 08226

- » Beds: 1 | Baths: 1 Full
- » MLS #: 563427
- » Condominium | 600 ft<sup>2</sup>
- » More Info: [719E11thStreet816.IsForSale.com](http://719E11thStreet816.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

\$ 299,900



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 almost 100 years. She offers all the conveniences of Hotel Living daily check ins via the front desk, daily maid & linen service, concierge service, pool, fitness Room, onsite restaurant, banquet center, spa and gift shop. Condo fees include water, sewer, flood & building insurances, cable TV, phone, WiFi and common area maintenance. Direct ocean views from the living room. This unit is not currently enrolled in the Flanders rental program. Upgrades will be required to qualify for the rental program. See Associated Docs for list of upgrades. 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. There will be an upcoming special assessment estimated at \$9,000.00 for the replacement of the windows. Installation date has not yet been determined.

