



719 E 11th St Unit 709, Ocean City, NJ 08226

- » Beds: 1 | Baths: 1 Full
- » MLS #: 569942
- » Condominium | 580 ft<sup>2</sup>
- » Bay Views!
- » Resort like amenities!
- » More Info: [719E11thStUnit709.IsForSale.com](http://719E11thStUnit709.IsForSale.com)



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Bay-views from this West side unit. Renovated bath and beautiful granite counter-tops. This spacious & pristine condition condo comes fully furnished and equipped has a great rental history (2021 gross rental income \$28, 084.00). 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. 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. Working Capital Buy-In fee of \$1, 086.00 due from buyer at closing.

