

**7701 Atlantic  
Wildwood Crest, NJ 08260**

**Asking \$1,659,999.00**



**COMMENTS**

Luxury oceanfront Coastal Colors Unit 402 boasts panoramic ocean and bay views @Sunset Lake. Unit 402 which is situated in the Northwest corner of the building offering 3 bedrooms, 2.5 Baths, over 1,900+ sq. ft. of graceful living space. Rarely available 4th floor corner unit-additional 400+ sq ft in privately wrap around deck which is accessible from the living and dining areas for all your expanded entertaining needs. It has one 8ft Slider in master and yes Three separate 12 ft sliders in the living area, all with new screens. Upgraded well beyond expectations with high end finishes and craftsman details. Updated custom kitchen cabinetry with wine rack, glass accent doors, crown molding, quartz top, & new stainless-steel appliances. New AC condenser, AC handler & hot water tank. New laundry room with custom design, beverage fridge, butcher block top with sink, washer & dryer. New master bathroom ensuite features an expansive walk-in custom shower with his & her vanities. Professionally decorated, meticulously maintained, freshly painted, Wainscotting, crown moldings, built-in surround sound, WIFI thermostat, New retractable remote awning and so much more! 2 covered parking spaces, & private storage unit lock up. The community boasts onsite management, security 24/7 (seasonal), maintenance staff, a pool, spa, grill area, fitness center, library, community meeting room, game room and fab entry security system. Enjoy beautiful sunrises and sunsets, Friday night fireworks, gaze at the stars, bask in the sun and have fun-filled family barbecues all from your very own expansive wrap around deck just steps from Wildwood Crest's FREE award-winning beaches ..come see what the Coastal Colors lifestyle can offer you! Low condo fee & taxes. This home has it all, location & luxury for the most discerning buyer. Park your car for the week! You are literally steps from the beach, bike rentals, public library, public tennis courts, public basketball Sunset Lake and Centennial Park which offer free entertainment and shows weekly. The World Famous Wildwood Boardwalk is less than 1.5 miles away or only minutes by Jitney. Steps before the beach allows you access to the Wildwood shoreline bicycle path extending to the boardwalk and beyond, through North Wildwood. Perfect for a morning run, evening stroll or a family bicycle ride! Enjoy the charming and beautiful sites of historic Cape May, which is only 10 mins away and Atlantic City a short 40 minutes by car! You can go fishing, crabbing, whale watching, kayaking, para sailing just to name a few activities. Wildwood Crest is the perfect place to vacation because it has something for everyone! Nothing to do but move right in. Hurry and Get in before Summer or if you are looking for an investment. Rental Units in this community gross more than \$60,000 a season.

**PROPERTY DETAILS**

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Handicap Features	Garage	Living Room	Range
Fireplace	2 Car	Recreation/Family	Microwave Oven

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



Bar	Assigned Parking	Eat In Kitchen	Refrigerator
Kitchen Island		Breakfast Nook	Washer
Elevator		Dining Area	Dryer
Foyer		Pantry	Dishwasher
		Laundry/Utility Room	
		Library/Study	
		Storage Space	
AlsoIncluded	Heating	Cooling	HotWater
Shades	Gas Natural	Central Air	Gas
Blinds	Hot Water	Ceiling Fan	
Rugs			
Other (See Remarks)			
Water	Sewer		
Other	Other		

**SALE**

**BADER-COLLINS ASSOCIATES**  
"THE TEAM YOU CAN TRUST"

**BERGER REALTY**  
3160 Asbury Avenue

**BADERCOLLINS.COM**

Ask for Bader - Collins Associates  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [bca@bergerrealty.com](mailto:bca@bergerrealty.com)  
<http://www.BADERCOLLINS.com>

