

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



400 15th  
North Wildwood, NJ 08260

Asking \$775,000.00



### COMMENTS

AMAZING LOCATION JUST 2 BLOCKS TO BEACH! Ready for your personal use this summer, or choose to rent for income - either way this well priced condominium is a must see! It's easy to realize the value with NEW heat and NEW C/A last year, a NEW hot water heater two years ago, and a NEW roof in 2024 - WOW! The first floor, corner location provides lots of natural light and easy access with less steps. You can use this unit as a 3 or a 4 bedroom, and there are three full baths. The living room features a corner fireplace and sliding doors leading out to a private deck. A generously sized kitchen includes a snack bar for casual gatherings. The seller uses the potential 4th bedroom as a separate dining room - this space could also be used as a den or home office, etc. With two bedrooms with private ensuite baths, as well as a third bedroom with hall bath, there is plenty of room for all your guests. The laundry room is huge with plenty of extra storage and the closets throughout are a nice size. An attached garage with one car parking, a carport with parking for another car, plus a huge storage room for all the bikes & beach chairs, rounds out this desirable unit. The condo fee is \$1,400 paid 2 times a year. The fee covers master insurances, lawn care, and common area electric and common area water. Easy to see with a few hours notice, call today see check out this condo! \*NOTE: Square footage provided is estimated and should be verified by a buyer prior to purchase.

### PROPERTY DETAILS

Unit Features	Parking	Garage	Other Rooms	Appliances Included
Fireplace	Garage		Living Room	Range
	2 Car		Dining Room	Microwave Oven
	Asker: Dr. Carol Aust		Kitchen	Refrigerator
	Berger Realty Inc.		Den/TV Room	Washer
	109 E 55th St., Ocean City		Laundry/Utility Room	Smoke Fire Detector
	Call: 609-399-4211		Storage Space	
	Email to: cra@bergerrealty.com			
	Heating		Cooling	
	Gas Natural		Central Air	
	Forced Air		Ceiling Fan	



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