



**9103 Atlantic  
 Wildwood Crest, NJ 08260**

**Asking \$379,900.00**



**COMMENTS**

DIRECTLY ON THE BEACH!! YEAR ROUND!! The newly converted CONDOMINIUM is located in the southern end of beautiful Wildwood Crest NJ, where ocean views can be enjoyed from every unit. This building gets plenty of sun from its southern exposure. The units are equipped with central air and heat and can be utilized year-round. This one-bedroom unit comfortably sleeps 6. The open and tiled living space offers a sleep sofa for additional guests, dining area, kitchen and bath. The generous sized bedroom accommodates 2 queen beds with custom built armoire, nightstand, and dresser. BEING SOLD FURNISHED, INCLUDING TVs. Complex amenities include an elevator, heated swimming pool and kiddie pool, gas BBQ grills, 2 second floor sundecks (one with fixed pavilion seating), off-street parking, storage for beach gear and an enclosed bike rack area. In season, you can enjoy breakfast or lunch at Lemma's Beach Grill that's conveniently located on the ground level beachfront. There will be on-site rental management for those who wish to utilize it. The beach access has new bulkhead, sitting area and showers to rinse off the sand. HOA fee includes ALL UTILITIES: water, sewer, electric, gas, exterior insurances, Wi-Fi (Comcast) and Direct TV (cable). The interior of the units and exterior of the complex have had some recent updates, including a new pool area and glass railings.

**PROPERTY DETAILS**

Unit Features	Parking/Garage	Other Rooms	Appliances Included
Tile Floors	1 Car Assigned Parking	Living Room Kitchen Dining Area	Microwave Oven Refrigerator Cooktop
Also Included Furniture	Heating Gas Natural Forced Air	Ask for Donna M. Drohan Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: dmd@bergerrealty.com	Hot Water
Water City	Sewer City	Cooling Central Air Ceiling Fan	

