

# Berger Realty

Since 1920



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

info@bergerrealty.com



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

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Tile Floors	1 Car	Living Room	Microwave Oven
	Assigned Parking	Kitchen	Refrigerator
		Dining Area	Cooktop



Ask for Kevin Halliday  
Berger Realty Inc.  
109 E 55th St., Ocean City  
Call: 609-399-4211

Email to: keh@bergerrealty.com  
Seaside City

HotWater

