

# Berger Realty

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9103 Atlantic  
Wildwood Crest, NJ 08260

Asking \$369,900.00



## 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 is on-site rental management for those who wish to utilize their services. The beach access has newer 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 brand new fronts, updated 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            |
|              |                  | Heating     |                    |
|              |                  | Gas Natural |                    |
|              |                  | Forced Air  |                    |
|              |                  | Cooling     |                    |
|              |                  | Central Air |                    |
|              |                  | Ceiling Fan |                    |
|              |                  | Sewer       |                    |
|              |                  | City        |                    |



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