

**3201 New Jersey  
Wildwood, NJ 08260**

**Asking \$849,900.00**



#### COMMENTS

Just in time for the summer! One-of-a-kind opportunity to own a Beautiful Multi-Family Stand-alone property in one of Wildwoods East side hottest areas. Most furnishings are INCLUDED. NO HOA. Beautifully decorated with Designer details throughout both units. This unique property is not only perfect for the investor but is ideal for two families looking to purchase together. Prime location and excellent rental history presents an incredible opportunity for investors or families seeking a beachside retreat. Both units have Trex decking on stairs and fiberglass decks. Parking for 3 cars on concrete driveway, and carport. Stone and stucco façade. Unit # 1 In 2020 This unit was granted and approved Residential Use Variance deeming the property Multi-Family, Class 2. In this unit you are greeted with a quaint seating area before entering. New Luxury vinyl plank flooring is in most on the downstairs unit. Brand new custom casement windows were installed in the front in 2023. Open concept kitchen and family room. Shaker Style Kitchen cabinetry with glass backsplash, butcher block Island with seating for 3. Kitchen table nook, Coastal colors and beach décor create an inviting place to relax and unwind. Proceed through the barn door to the sleeping area and main bedroom. Designer touches throughout. The main bedroom has 18' ceiling and painted brick wall. Private shower room and separate bathroom. Unit #2 the upstairs unit is the perfect beach retreat. Built in 2006 this unit boasts hardwood floors throughout, recessed lighting, Anderson Windows, Hunter Douglas and Kirsch window treatments, central air/heat, Custom furnishing, custom window treatments, ceiling fans, Smart tv's, stainless steel appliances, cabinets galore, full size washer and dryer, Tv's in all rooms fully stocked kitchen. The large open concept living room and kitchen make it the perfect place to enjoy with a big crowd/family. Thoughtfully designed seating area and calming costal colors make a wonderful area for all to enjoy. The main bedroom has an ensuite full bath with custom tile and paint. The second full bath also has custom tile and board and batten wall treatment. The one bedroom had the top-of-the-line Berg bunk bed with adjacent twin. The other two bedrooms have Queen beds and large closets. Both units share the outside enclosed shower with hot and cold water. Security system. Two sheds one for each unit are included. Not only are you a short walk to the beach and boards, but you are also in one of the best areas for convenience. Just a couple of blocks (5 MIN. walk) you have the Saturday Farmer's market, Byrne Plaza with free movie nights, fitness in the plaza and Free concerts, shopping, waterparks, supermarket, Wawa, pharmacy, excellent restaurants and local favorite bars and eateries all within a short walk. Sellers have an approved permit to enclose the carport for a garage. This home has a lucrative rental history with a proven track record. Many of the rentals are repeat vacationers. The sellers are 5 star host with excellent reviews on several platforms. Weekly rental range is \$2700-\$3150 Property is being sold partially furnished - a list of exclusions and personal items can be provided. Square footage is approximate. Buyers are

# Berger Realty

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encouraged to take measurements to determine actual square footage. Buyers will need to contact the zoning office for possible condo conversion. Don't miss this Investor's dream or Beachside retreat just in time for the summer! Call for a private showing today!

### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	AlsoIncluded
Deck	Carport	Living Room	Shades
Enclosed/Cov. Patio	3 Car	Kitchen	Blinds
Grill	Concrete Driveway	Breakfast Nook	Rugs
Storage Building		Dining Area	Partial Furniture
Sidewalks		Pantry	Other (See Remarks)
Outside Shower		Laundry/Utility Room	
Other (See Remarks)		Storage Space	
Security Camera			
Basement	Heating	Cooling	HotWater
Crawl Space	Gas Natural	Central Air	Gas
Outside Entrance	Forced Air	Ceiling Fan	
Inside Entrance	Multi-Zoned	Gas	
		Multi Zoned	
		Wall Air Conditioning	
Water	Sewer		
Public	Public		

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