

# Berger Realty

Since 1920



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
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8401 Atlantic  
Wildwood Crest, NJ 08260

Asking \$305,000.00



## COMMENTS

Charming Beachside Retreat in Wildwood Crest! Welcome to your perfect year-round escape at the Summer Sands Condominium! This delightful 1st floor, corner unit offers the ideal blend of comfort, convenience, and coastal charm. With 1 bedroom and 1 bath, this furnished condo is ready to become your personal oasis or a lucrative rental investment. Located in a beach block building, just steps away from the pristine, free sandy beach of Wildwood Crest. Enjoy easy access to sun, sea, and surf any day of the year. Summer Sands boasts two heated pools, multiple decks for sunbathing or socializing, laundry facilities, and an elevator for your convenience. Assigned off-street parking space ensures hassle-free parking. Pets are welcome for owners, making it a perfect home for you and your furry friends. Sold fully furnished, this unit features a great rental history, making it an ideal investment opportunity. The quarterly HOA fee of \$1435 covers exterior insurances, water, sewer, trash collection, electric, pool maintenance, professional property management, and elevator maintenance. There are no pending special assessments. Owners pay for their own cable, giving you control over your entertainment and connectivity needs. Step out your door to enjoy one of the heated pools or take a short walk down the street to the inviting beach. This affordable seashore retreat offers a perfect getaway with the added benefit of rental income to offset ownership costs. Don't miss out on this exceptional opportunity to own a piece of paradise at the Summer Sands Condominium in Wildwood Crest. Schedule a showing today and start living the beachside dream!

## PROPERTY DETAILS



City

ParkingGarage

1 Car Ask for Cynthia Henes

Assigned Parking Berger Realty Inc.

109 E 55th St., Ocean City

Call: 609-399-4211

Email to: cah@bergerrealty.com

Electric

Wall Air Conditioning

Sewer

City

OtherRooms

Living Room

Eat In Kitchen

1st Floor

Bedroom

AppliancesIncluded

Range

Refrigerator

Master Bedroom

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