

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**301 Leaming  
Wildwood, NJ 08260**

**Asking \$574,777.00**



**301 E Leaming Avenue  
Wildwood, NJ**

## COMMENTS

Best Deal on the Island. OCEAN VIEW from your private Deck as you are the last residential block before the World Famous Wildwood Boardwalk. You are just a short stroll to the Wildwood Sign as well. Should you desire to rent, this home is conveniently located just a couple blocks to the Convention center that hosts sold out events all year long. The beautiful thing about this locale is that it is also just a couple blocks to Wildwood Crest on the more quiet end of the Boardwalk. You can also hop on the tramcar and enjoy the sites and sounds as you take a ride down to the amusement piers. You are a short stroll to popular restaurants such as the Mudhen, Poppis, Mulligans and the Dogtooth. This home has 3 bedrooms, 2 baths and a large garage with a private storage area. Situated on the first floor above the garage, this home will not require you to carry your bags and groceries up multiple flights of stairs before reaching your destination. This home is not currently rented and is ready for immediate occupancy

## PROPERTY DETAILS

| UnitFeatures        | ParkingGarage     | OtherRooms           | AppliancesIncluded |
|---------------------|-------------------|----------------------|--------------------|
| Wall To Wall Carpet | Garage            | Living Room          | Range              |
| Tile Floors         | 2 Car             | Dining Room          | Oven               |
| Laminate Flooring   | Attached          | Kitchen              | Microwave Oven     |
|                     | Concrete Driveway | Pantry               | Refrigerator       |
|                     |                   | Laundry/Utility Room | Washer             |
|                     |                   | Great Room           | Dryer              |
|                     |                   | Storage Space        | Dishwasher         |



Ask for Steven Spengler  
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HotWater

