

# Berger Realty

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208 25th  
North Wildwood, NJ 08260

Asking \$459,777.00



208 E 25TH AVENUE #201 NORTH WILDWOOD

The Heritage Condominiums

## COMMENTS

The Creme de la Creme of 2 Bedrooms in North Wildwood. Featuring Stainless Steel Appliances, Granite Countertops, Forced Air Heating and Cooling, Hardwood Floors, Tiled Bathrooms and one of the Largest Pool areas of any condo association of this size. This pool is surrounded by pavers, has a depth up to 8 feet, and has chaise lounge chairs and umbrella'd tables for use of the owners. There is also a designated paved grill area with seating as well. This condo is being sold furnished. Condo Fee INCLUDES: Flood and Liability Insurance, Water & Sewer, Condo Maintenance, Pool expenses, Trash, Gas and Electric for common areas. There is a Yearly \$300 Pool opening Fee. There are no restrictions regarding owner usage at this Immaculate Condominium Association. The association does require a minimum of 2 week rental for anyone looking to use this property as an investment. The goal is to ensure owners the ultimate home away from home. This tax records state that this property is 702 sq feet, making this one of the largest units of its kind in North Wildwood. Property was previously Apartments and is not considered a Condotel. There is no longer an additional 10% on top of Condo fee as stated in Seller Disclosure

## PROPERTY DETAILS

Unit Features	Parking/Garage	Other Rooms	Appliances Included
Hardwood Floors	1 Car	Living Room	Range
	Assigned Parking	Kitchen	Oven
		Dining Area	Microwave Oven
		Pantry	Refrigerator
		Guest Room	Dishwasher



Ask for Francis C. Berger  
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