

# Berger Realty

Since 1928



Ocean 17  
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**9103 Atlantic**  
**Wildwood Crest, NJ 08260**

**Asking \$389,900.00**



## COMMENTS

**DIRECTLY ON THE BEACH!! YEAR ROUND!!** Welcome to the BEAU RIVAGE CONDOMINIUMS! This newly converted complex 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 queen-sized 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. The unit comfortably sleeps 6. **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 new bulkhead, sitting area and showers to rinse off the sand. HOA fee includes ALL UTILITIES: water, sewer, electric (heat and C/A), common gas, exterior insurances, Wi-Fi and DirecTV. Each unit has their own router supplied by Comcast that provides high speed internet and allows streaming. This is included in the HOA fee. Some of the updates include new front walls, windows and doors, new pool area and glass railings.

## PROPERTY DETAILS



ParkingGarage OtherRooms  
1 Car Living Room  
Assigned Parking Kitchen  
Dining Area  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email: [pph@bergerrealty.com](mailto:pph@bergerrealty.com)  
Heating: Forced Air Cooling: Ceiling Fan

AppliancesIncluded  
Microwave Oven  
Refrigerator



Sewer  
City