



12 New York
North Wildwood, NJ 08260

Asking \$1,550,000.00



COMMENTS

Stunning Oceanfront Property with Breathtaking Views! Discover a truly one-of-a-kind property boasting uninterrupted, panoramic ocean views. Nestled at the end of a peaceful, no-through-traffic street, this home offers both privacy and tranquility. Thoughtfully designed with an abundance of windows and sliding glass doors, the main living space and primary bedroom are perfectly positioned to capture the beauty of the surrounding landscape. Enjoy exceptional outdoor living with ample space to take in the stunning views. Inside, the spacious, open floor plan features luxury vinyl plank flooring throughout. The large kitchen includes a peninsula with seating, perfect for casual dining or entertaining, and flows seamlessly into the living area, creating an ideal space for relaxation and gatherings. The primary bedroom is a true retreat, offering awe-inspiring views, a cozy sitting area, an oversized closet, and an en-suite bathroom. Three additional nice-sized guest bedrooms and a separate hall bath make this home perfect for family and friends. Natural light fills this home, creating an inviting, warm atmosphere. Off-street parking for up to four cars adds convenience and ease. Recent Updates Include: New stove, microwave, and fridge (2020) New dishwasher and disposal (2023) This property offers the ultimate beachside lifestyle—walk to nearby bars and restaurants, and the beach is just steps away. The views are nothing short of life-changing, making this a must-see! Additional Information: Seller is in the process of creating a two-unit condominium. The seller currently occupies the top floor and is selling the unit below. Unit does not have a separate washer and dryer, but there is a set located at the base of the stairs to the top floor (sellers' unit). The seller is open to permitting the buyer, at their own expense, to open a doorway in the hallway wall in order to install a stackable washer and dryer unit, where the current shared washer and dryer are located. The seller would then seal off the access from their unit, making the washer and dryer exclusive to the second-floor unit. Other location suggestions are: primary bedroom closet, primary bedroom sitting area or kitchen. There are two furnaces, one for each unit. This will remain as such. The hot water heater is shared but will be updated so that the unit being sold will have its own separate hot water heater. Gas and electric are currently shared, but the seller will arrange for separate meters once a buyer is secured. Taxes are currently based on the property being zoned as a Single Family home. Shared fees and taxes will be updated once the property is reclassified as a condominium. The seller rents privately and has tenants in place for July, August, and September and wants to honor these bookings as they are all repeats. The ideal closing date is in October. Don't miss your chance to experience this incredible beachside haven. Call now to schedule a private showing before it's gone—summer bookings are already full, and this is the best time to see it!

PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
--------------	---------------	------------	--------------------

Berger Realty

• Since 1928 •



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



Kitchen Island
Wall To Wall Carpet
Tile Floors
Laminate Flooring

Parking Pad
Assigned Parking
Concrete Driveway
Other

Living Room
Kitchen
Dining Area

Range
Oven
Self-Clean Oven
Refrigerator
Dishwasher
Disposal

Also Included
Blinds

Heating
Gas Natural
Forced Air

Cooling
Central Air
Ceiling Fan

Hot Water
Gas

Water
City

Sewer
City



Ask for John Sweeney
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: jjjs@bergerrealty.com

