

# Berger Realty

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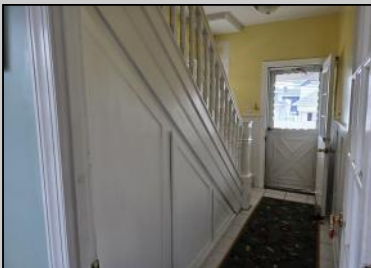
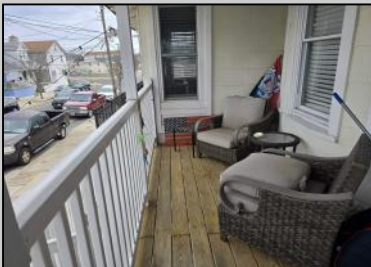
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Ocean City, NJ 08226  
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**110 Maple  
Wildwood, NJ 08260**

**Asking \$550,000.00**



## COMMENTS

**HUGE PRICE REDUCTION..**This DUPLEX sits on a 30X90 fenced in lot with off street parking for 2 cars. The backyard is maintenance free (concrete) and has 2 sheds. The 1st unit is on the ground floor it's a 2 Bedroom 1 Bathroom, living room, kitchen (Stove, Refrigerator) and a Bonus large closet that can be transformed into a large Walk in Pantry or a large Walk in Closet. Outside steps lead up to the Front Porch and the 2nd unit, the 1st floor has a nice size kitchen (that leads out to the back deck) with Stainless Steel Appliances (Refrigerator, Dishwasher and Gas Stove) also Butcher Block Countertops, a Dining Room, Living Room, Den/Office with a Large Closet and a Full Bathroom with (Washer and Dryer). Upstairs is a 3 Bedroom 2 Bathroom (1 of the bedrooms is used as a Dressing Room /Closet) which can easily convert back to a bedroom, Full Bathroom, Linen Closet and Attic. **THIS PROPERTY IS BEING SOLD"AS IS"**

## PROPERTY DETAILS

|                  |                |                      |               |
|------------------|----------------|----------------------|---------------|
| Outside Features | Parking/Garage | Other Rooms          | Also Included |
| Deck             | Parking Pad    | Living Room          | Blinds        |
| Porch            | 2 Car          | Dining Room          |               |
| Fenced Yard      |                | Kitchen              |               |
| Storage Building |                | Den/TV Room          |               |
|                  |                | Eat In Kitchen       |               |
|                  |                | Laundry/Utility Room |               |
|                  |                | Storage Space        |               |



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