



**7701 Atlantic**  
**Wildwood Crest, NJ 08260**

**Asking \$1,599,000.00**



**COMMENTS**

Experience the Coastal Colors Condominiums – This unique and exceptional third-floor southeast corner unit is truly one-of-a-kind in the building. Offering unbeatable beach and ocean views and a spacious extra-large wraparound covered balcony perfect for enjoying the ocean breeze, morning sunrises daily, and nighttime sunsets! With approximately 2,386 square feet of living space, this bright and airy unit features an open floor plan, 9 ft ceilings, 3 bedrooms, 2.5 baths, an extra-large living room, dining area, and a laundry/utility room. Extensively upgraded with custom lighting throughout, Sonos surround sound system, custom power curtains, LED recessed lights, Bluetooth bathroom fans, extra molding and trim, shiplap, this unit stands out for its unique finishes and layout. There are 8 foot Andersen patio doors, cement decks with decorative iron handrails, always on Navien Hot Water Heater, wireless thermostat, bamboo wood floors, H2O water filtration system, LED bathroom vanity mirrors, and a jacuzzi in the master bathroom. Take in stunning views of both the beach and pool from multiple advantage points throughout the whole property. The Coastal Colors community offers resort-style amenities, including a courtyard pool, kiddie pool, spa, gazebo with grill area, fitness center, library, community meeting room, game room, and secure keyless entry. Additional features include an on-site property manager, summer security, a private storage closet on the first floor, and two covered assigned parking spaces. This unit also features the nearest storage for beach access, making your short walk to the beach even easier! The HOA fee includes property management services, exterior building and common area maintenance, master flood and property insurance, as well as water and sewer.

**PROPERTY DETAILS**

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Kitchen Island	2 Car	Living Room	Range
Hardwood Floors	Assigned Parking	Dining Room	Oven
Wall To Wall Carpet		Kitchen	Microwave Oven
Whirlpool/Spa		Eat In Kitchen	Refrigerator
Elevator		Dining Area	Washer
Foyer		Laundry/Utility Room	Dryer
		Storage Space	Dishwasher
			Disposal
			Stainless
			Appliance
			Steel
Heating	Cooling	HotWater	Water
Gas Natural	Central Air	Gas	City

# Berger Realty

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Sewer  
City



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