

# Berger Realty

Since 1928



Berger Realty, Inc.  
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122 Wisteria  
Wildwood Crest, NJ 08260

Asking \$484,900.00



## COMMENTS

Great Wildwood Crest 2 Bedroom Condo with a pool and only 1/2 block to Sunset Lake!! This 6 unit building is a well-kept secret. Come and relax poolside where it feels like a private swim club since you are only sharing it with a few other owners. This unit has been nicely done and offers you a great spot to make your shore memories. The reasonable condo fee of \$350 per month includes sewer, water, pool maintenance, flood insurance, common liability insurance, common electric and lawn cutting. There are currently 6 weeks rented for the 2025 summer season with net profit being approximately \$10,500. There is a new dishwasher being installed on 4/19/25. Furniture is negotiable. This will not last long so make your appointment today! Easy to show with a lockbox

## PROPERTY DETAILS

| UnitFeatures      | ParkingGarage     | OtherRooms     | AppliancesIncluded  |
|-------------------|-------------------|----------------|---------------------|
| Tile Floors       | 1 Car             | Living Room    | Range               |
| Laminate Flooring | Concrete Driveway | Kitchen        | Oven                |
|                   |                   | Eat In Kitchen | Microwave Oven      |
|                   |                   |                | Refrigerator        |
|                   |                   |                | Washer              |
|                   |                   |                | Dryer               |
|                   |                   |                | Dishwasher          |
|                   |                   |                | Smoke/Fire Detector |



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HotWater  
Gas

