



**112 Montgomery  
Wildwood, NJ 08260**

**Asking \$550,000.00**



**COMMENTS**

AN INCREDIBLE OPPORTUNITY in the heart of Wildwood for a smart buyer or investor awaits at 112 East Montgomery Avenue in Wildwood! This classic single family home with detached cottage (with potential for whatever your creative mind has in store!) is situated in a great location and offers the right buyer versatile potential. Within several blocks in any direction, you can find the beaches and boardwalk, attractions like mini golf, ice cream, Fox Park and Wildwood Convention Center, and dining spots such as Mudhen Brewing Company, Copper Dog, Poppi's, Dogtooth, The Waterfront, The Wharf, Uncle Bill's and so many more. Step back in time as you explore this vintage home filled with nostalgic charm, when folks enjoyed the cool summer ocean breeze on rocking chairs lined up on the porch, or a game of cards shared around the kitchen table. The first floor consists of a spacious living room with hardwood flooring, bedroom with attached powder room, small dining room, large eat-in kitchen, shower room and laundry room. The second floor includes 5 bedrooms and a bath with clawfoot tub. There is a walk-up attic with standing height ceilings to allow for plenty of storage or the potential for other uses. The covered front porch and generously sized yard offer spaces to relax, grill, or play lawn games on summer evenings. The separate building was used as a cottage and does contain a small kitchen, bath with shower and living/sleeping space but there is no representation made as to possible future uses. Potential is endless with this Wildwood gem, for those with vision and creativity! NOTE: Heat was gas hot water radiator, but gas heater is inoperable and has been for many years. The gas range is also inoperable. This property is being offered in \"as is\" condition. Some contents will be included in the sale but specifically, the following items as well as others which will be identified, are excluded: washer, dryer, refrigerator in bungalow. Use caution in cottage, there is a soft area of flooring by the space heater.

**PROPERTY DETAILS**

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Porch	2 Car	Living Room	Wood Flooring
Storage Building		Dining Room	Storage
Cable TV		Eat-In-Kitchen	
Sidewalks		Laundry/Utility Room	
		Storage Attic	
AlsoIncluded	Basement	Heating	Cooling
Partial Furniture	Crawl Space	Radiator	None
		No Heating	
HotWater	Water	Sewer	

# Berger Realty

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