

# Berger Realty

Since 1928



**Berger Realty, Inc**  
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**9103 Atlantic**  
**Wildwood Crest, NJ 08260**

**Asking \$399,900.00**



## COMMENTS

**ON THE BEACH!! YEAR ROUND!!** Welcome to the **BEAU RIVAGE CONDOMINIUMS!** This newly converted complex is located in the southern end of beautiful Wildwood Crest NJ, where ocean views can be enjoyed from every unit. This building gets plenty of sun from its southern exposure. The units are equipped with central air and heat and can be utilized year-round. This one-bedroom unit comfortably sleeps 6. The open and tiled living space offers a queen-sized sleep sofa for additional guests, dining area, kitchen and bath. The generous sized bedroom accommodates 2 queen beds with custom built armoire, nightstand, and dresser. The unit comfortably sleeps 6. Complex amenities include an elevator, heated swimming pool and kiddie pool, gas BBQ grills, 2 second floor sun decks (one with fixed pavilion seating), off-street parking, storage for beach gear and an enclosed bike rack area. In season, you can enjoy breakfast or lunch at Lemma's Beach Grill that's conveniently located on the ground level beachfront. There will be on-site rental management for those who wish to utilize their services. The beach access has new bulkhead, sitting area and showers to rinse off the sand. HOA fee includes **ALL UTILITIES:** water, sewer, electric, gas, exterior insurances, Wi-Fi and cable. Some of the updates include new front walls, windows and doors, new pool area and glass railings.

## PROPERTY DETAILS

| Unit Features | Parking/Garage   | Other Rooms  | Appliances Included |
|---------------|------------------|--|---------------------|
| Tile Floors   | 1 Car            | Living Room  | Microwave Oven      |
|               | Assigned Parking | Kitchen  | Refrigerator        |
|               |                  | Dining Area  | Cooktop             |
|               |                  |  |                     |
| Also Included | Heating          | Ask for Donna M. Drohan  | Hot Water           |
| Furniture     | Gas Natural      | Berger Realty Inc  |                     |
|               | Forced Air       | 1330 Bay Avenue, Ocean City  |                     |
|               |                  | Call: 609-391-1330   |                     |
| Water         | Sewer            | Email to: <a href="mailto:dmd@bergerrealty.com">dmd@bergerrealty.com</a> |                     |
| City          | City             |  |                     |

