

# Berger Realty

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**305 Saint Paul  
Wildwood Crest, NJ 08260**

**Asking \$899,000.00**



## COMMENTS

Located Just ONE Short Block to the Beach in Wildwood Crest, this Home is Ready for It's Next Family. Being Conveyed As-Is/Where-Is, this 40x90 Parcel is Probably Best Suited for the Foundation of a NEW SINGLE FAMILY HOME! The Current Set-Up of this Home Features 3 Bedrooms, 1 Full Bath, Living Room, Eat-In Kitchen, Enclosed Rear Porch, Laundry Area, and a Spacious Back Yard. There is Off-Street Parking for 2 Cars. Heating Source is Gas HWBB and there is One Wall A/C Unit in the Living Area. The True Value Here is in the Land! Buyer will be Responsible to Conduct All Due Diligence Concerning What Can be Built on the Parcel (Single-Family) and Any/All Permits & Approvals that may be Required will be the Responsibility of the Buyer as well. Potential Showings will REQUIRE a Minimum of 24-Hour Notice to Qualified Buyers

## PROPERTY DETAILS

| Exterior | OutsideFeatures  | ParkingGarage     | OtherRooms           |
|----------|------------------|-------------------|----------------------|
| Asbestos | Screened Porch   | 2 Car             | Living Room          |
| Block    | Fenced Yard      | Concrete Driveway | Eat-In-Kitchen       |
| Shingle  | Storage Building |                   | Laundry/Utility Room |
|          | Outside Shower   |                   |                      |

| InteriorFeatures | AppliancesIncluded | AlsoIncluded | Basement |
|------------------|--------------------|--------------|----------|
| Fireplace, Wood  | Range              | See Remarks  | Slab     |
|                  | Refrigerator       |              |          |
|                  | Washer             |              |          |
|                  | Dryer              |              |          |
|                  | Dishwasher         |              |          |



Ask for David Young

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