



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 oc17@BergerRealty.com







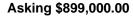






305 Saint Paul Wildwood Crest, NJ 08260

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## 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 Asbestos Block Shingle	OutsideFeatures Screened Porch Fenced Yard Storage Building Outside Shower	ParkingGarage 2 Car Concrete Driveway	OtherRooms Living Room Eat-In-Kitchen Laundry/Utility Room
InteriorFeatures	AppliancesIncluded Range Refrigerator Watser for Peter Ha DrBerger Realty In Distance for Boardwalk Coornel: 609-391-08 Wats Mail Joai (Rph) @ 1	s, Ocean City 500 HotWater	Basement Slab