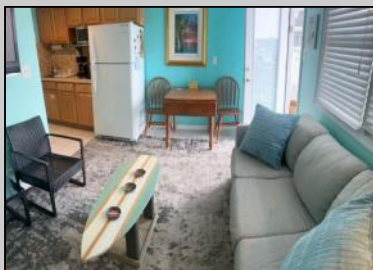


# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



7203 Atlantic  
Wildwood Crest, NJ 08260

Asking \$429,800.00



## COMMENTS

PRICED TO SELL !! Lower than recent comp in the building. This unit is a Spacious 2 BR 1 BA condo with newer wood cabinets, tile flooring and tile bath. Very clean and nice. Just 1.5 blocks to the beautiful Crest Beach. Located on the corner of East Orchid and Atlantic, the Pink Orchid Condominiums is close to the beach, Centennial park, bike path, Rambler surf beach, and Sunset Lake. In addition to the aggressive price, the seller will provide a new 65 inch smart TV in the box to the new owner to replace the LR unit. The complex was refurbished tastefully when converted to a condo and since has been very well maintained. This area is also trendy with the new Madison Resort a block away. The condo association offers very low fees for a 2BR, a beautiful pool, sundeck, assigned parking, laundry room, storage area and bins, and bike racks. This year-round turnkey unit is available for immediate summer occupancy, as a 2nd home or rental property with weekly rents of \$2100 or more peak season. Both Bedrooms are spacious with current BR #2 being particularly roomy. Furniture included minus master BR furniture, coffee table and personal items, or furnish to your taste if you choose. The condo association maintains master building and flood insurances, water, sewer, common area and building maintenance, landscaping and hot water. Owner just pays separately metered electric. The association also provides pool loungers, deck furniture, which is new, chairs and umbrellas. Condo fee for this unit is \$242 per month collected quarterly. Unit comes with an assigned convenient parking space that is covered from the elements. A/C unit replaced in 2019 by current owner. Regarding flooring: LR, kitchen and bath are tile, and bedrooms are carpeted. There are very few 2 BRs available in the Crest, particularly in the summer months!

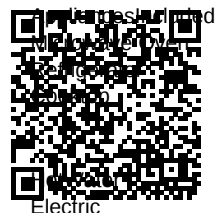
Call for Ben Duncan

## PROPERTY DETAILS

Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: bmd@bergerrealty.com

Heating  
Electric  
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Cooling  
Central Air



Water  
City

Sewer  
City