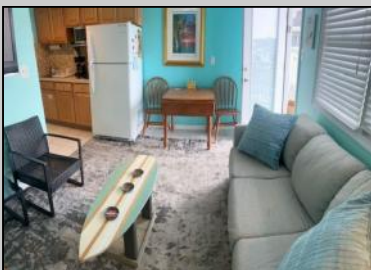


# Berger Realty

Since 1920



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 \$414,900.00



## COMMENTS

PRICED TO SELL !! 25K Lower than recent comp of same model 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. Solid rental history. 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. 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. Rug pictured in LR is area rug. There are very few 2 BRs available in the Crest, particularly in your offers!



Ask for James Gray  
Berger Realty Inc.  
3160 Asbury Avenue Ocean City  
Call: 609-399-0076  
Email to: jgh@bergerrealty.com

Heating  
Electric  
Forced Air

Cooling  
Central Air

Appliances Included



Water  
City

Sewer  
City