



**3201 New Jersey
Wildwood, NJ 08260**

Asking \$799,900.00



COMMENTS

OPEN HOUSE Friday 6/13 4:00pm-6:00pm and Sat. 6/14 12:00-2:00. Location, Location, Location! Don't miss the opportunity to own a one-of-a-kind property on the Eastside of the Island and only 3 blocks to the beach. Two beautifully updated homes with NO HOA or Condo fees. Private, Modern Residential top floor property built in 2006 showcases 3 well-appointed bedrooms, 2 full baths with custom tile, hardwood floors throughout, 10 ft ceilings, recessed lighting, Central air (new compressor 2024) and heat, open concept living room and kitchen, laundry area with full size washer and dryer (included), Anderson casement windows, custom window treatments, fiberglass decks with composite stairs, wrap around kitchen cabinets, stainless steel appliance, solid custom doors throughout, extra-large closets in bedrooms, En-suite bath, custom paint treatments. But wait there is more, this property consists of two move-in ready homes, each having separate entrances and both are residential. The Beautifully updated bottom unit has three entrances, new LVP and Pergo flooring, (2021) New custom front casement windows (2023), 2 bedrooms, shaker kitchen cabinets, new oven and new refrigerator (included) custom tile backsplash and range hood, Coffee station, private bath and shower room, fiberglass deck, privacy fencing, vinyl outdoor shower, quaint side yard with two outdoor vinyl sheds, brand new vinyl fencing and gate (2024), carport, concrete driveway and parking for 3 cars, stucco and stone elevation. This Eastside home is centrally located in one of Wildwoods hottest areas and walking distance to the boardwalk and beaches, (approx. 7 min. walk) amusements, restaurants, Farmer's market, Byrne Amphitheater featuring live concerts, and shops as you stroll the famous Wildwood Boardwalk. This property is perfect for a large family needing extra space, or possibly a two-family purchase. You can keep one unit for your enjoyment and rent the other for added income. Partially furnished too! This large home is surrounded by many new homes and is private with NO HOA or Excessive condo fees to worry about. Don't Miss Your opportunity to own a home in World Famous Wildwoods!

PROPERTY DETAILS

Outside Features	Parking/Garage	Other Rooms	Also Included
Patio	Carport	Living Room	Blinds
Deck	3 Car	Dining Room	Partial Furniture
Fenced Yard	Concrete Driveway	Kitchen	
Storage Building		Eat In Kitchen	
Sidewalks		Breakfast Nook	
Outside Shower		Pantry	
Security Camera		Laundry/Utility Room	
		Storage Space	

Berger Realty

• Since 1928 •



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



Basement
Crawl Space

Heating
Gas Natural
Electric
Baseboard
Radiator
Forced Air
Multi-Zoned

Cooling
Central Air
Ceiling Fan
Gas
Wall Air Conditioning

HotWater
Gas

Water
Public

Sewer
Public



Ask for Dawn Warren
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: dew@bergerrealty.com

