

# Berger Realty

Since 1928



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



8401 Atlantic  
Wildwood Crest, NJ 08260

Asking \$514,900.00



## COMMENTS

Welcome to Unit 210 at Summer Sands, a beautifully maintained two-bedroom, two-bathroom condo in the desirable Wildwood Crest. This fully furnished home is move-in ready and features tasteful, beach-inspired décor throughout, creating a bright and relaxing coastal atmosphere. Just outside the front door, you'll find a large deck—perfect for enjoying morning coffee, afternoon sunshine, or evening ocean breezes. Inside, the spacious layout offers comfortable living and dining areas filled with natural light. The air conditioning unit is only one year old, ensuring cool comfort during the warm summer months. Both bedrooms are generously sized, and the two full bathrooms provide plenty of space for guests or family. The unit is being sold fully furnished with the exception of the small white clothes closet in the spare room by the bed and the white end table. Summer Sands is a well-maintained oceanfront complex offering two heated pools, sun decks, outdoor showers, BBQ grills, elevator access, and assigned parking. The monthly condo fee covers water, sewer, electric, gas, and property maintenance, making ownership simple and hassle-free. Owners are permitted up to two pets, while renters are limited to service animals only. Located in the quieter southern end of Wildwood Crest, you're just steps from the beach and a short drive from the Wildwood boardwalk, Cape May, restaurants, shopping, and more. This unit is fully rented starting June 14, and all leases will transfer with the sale—making this an ideal turnkey investment opportunity. Please note that every purchaser at Summer Sands is required to pay a non-refundable capital contribution equal to one quarter of the annual condo fee assessment for the condominium purchased. Whether you're looking for a rental property, or your own beachside retreat, Unit 210 at Summer Sands is by life on the shore.



Ask to Karen A. Becker  
Berger Realty Inc.  
3160 Asbury Avenue Ocean City  
Call: 609-399-0076  
Email: kab@bergerrealty.com

Cooling HotWater  
Wall Air Conditioning Electric

Sewer  
Public

## PROPERTY DETAILS

Other Rooms Appliances Included  
Living Room Microwave Oven  
Kitchen Refrigerator  
Dining Area Dishwasher

