

# Berger Realty

Since 1928



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



220 Leaming  
Wildwood, NJ 08260

Asking \$310,000.00



## COMMENTS

Welcome to your ideal summer escape in Wildwood! This top-floor 2-bedroom, 1-bath condo with OCEAN VIEWS is just two blocks from the beach and offers everything you need for easy coastal living. Take in the water views from your spacious private deck, perfect for relaxing or entertaining. Inside, you'll find newer furniture and mattresses, a queen-size pull-out couch, and a recently installed stove in the well-equipped kitchen. The unit features a blend of tile flooring in the kitchen and bath with carpet in the living areas, combining comfort with practicality. Additional highlights include window and portable A/C units, portable electric heaters, a Ring camera, and a smart lock system for added convenience and peace of mind. Outside, there's a side yard and private storage area, ideal for beach gear. The condo is being sold mostly furnished—a list of exclusions will be provided. This is a seasonal property, offering low-maintenance ownership and low HOA fees that include water, sewer, common area maintenance, and master insurances. Just two blocks from the beach, boardwalk, and all that Wildwood has to offer—don't miss this opportunity to own your piece of the shore! Call today for a private showing!

## PROPERTY DETAILS

| Unit Features       | Other Rooms | Appliances Included | Also Included       |
|---------------------|-------------|---------------------|---------------------|
| Wall To Wall Carpet | Living Room | Range               | Blinds              |
| Tile Floors         | Kitchen     | Oven                | Rugs                |
|                     | Dining Area | Microwave Oven      | Partial Furniture   |
|                     |             | Refrigerator        | Other (See Remarks) |



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

