



**547 Magnolia**  
**West Wildwood, NJ 08260**

**Asking \$599,000.00**



#### COMMENTS

Spacious and lovely Single Family Residence in West Wildwood. This well maintained home features many quality improvements, upgrades and desired amenities. There are three bedrooms and 1-1/2 baths and the living extends on two levels. The side covered porch offers balmy breezes being so close to the bay. With natural gas heat and central air, this home is suitable for year-round residency or as a second home down the shore. The flooring throughout has been tastefully selected and all rooms are well lit and bright. The kitchen is a Chef's Delight, beautiful and roomy. All appliances are included in this sale. There is ample extra storage in the laundry room, workshop and a room for beach gear, bikes and lawn equipment. The "Bonus Area" on the ground level is a multi-purpose space and could be adapted to many other uses beyond and in addition to its current set-up. The wide open oversized deck in the side yard is a great spot for sunning, entertaining, relaxing and just enjoying being "Down the Shore". Plenty of room for tables, chairs, umbrellas, barbecues and games. There are six off-street parking spaces including two that are elevated. Attractive large home so close to the Bay, Marinas and Bayfront activities.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Block	Patio	Garage	Living Room
Vinyl	Deck	Parking Pad	Den/TV Room
	Porch	Attached	Eat-In-Kitchen
	Fenced Yard	Auto Door Opener	Laundry/Utility Room
	Cable TV	Concrete Driveway	Workshop
	See Remarks	See Remarks	Storage Attic
			See Remarks
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Heating
Wood Flooring	Range	Blinds	Gas Natural
Smoke/Fire Alarm	Microwave Oven		Forced Air
Wall to Wall Carpet	Refrigerator		
Other	Washer		
Tile Flooring	Dryer		
	Dishwasher		
Cooling	HotWater	Water	Sewer
Attic Fan	Gas- Natural	City	City
Central Air Condition			

# Berger Realty

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Ceiling Fan

