

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



409 Hildreth  
Wildwood, NJ 08260

Asking \$399,900.00



## COMMENTS

CONVENIENT LOCATION AND PRICED RIGHT! First floor 2 bedroom condominium situated within close proximity to beautiful Schooner Island Marina, tons of upscale and casual eateries, food stores and pharmacies, Wawa, and the bridge leading into Wildwood for easy access on and off the island. The bayside is breezy and a little more laid back - if that's your vibe, you will love this location. The condo has a spacious living room, dining area and kitchen with breakfast bar. There is a nice size primary bedroom with en suite bathroom with full tub, and an additional guest bedroom with a hallway bath with a tub as well. Both rooms have good size closets. A laundry closet with washer/dryer is included for your convenience. With gas natural heat and central air, you can comfortably use this unit year round, and you will enjoy outdoor living on the large covered deck. One car parking is included for your convenience, and this unit will be sold unfurnished with the exception of the storage closet in the primary bedroom. The unit needs just a bit of TLC and it could be your shining star at the shore! The condominium fee is paid quarterly, and breaks down to \$191.67 per month and includes the cost of water, sewer and exterior insurances and for fire, liability and flood. The owner pays electric and gas, and cable and internet if desired. This is a small 4 unit condo association, with little common area to maintain so the condo fees are more affordable than other properties. Add this one to your MUST SEE list today! NOTE: Square footage listed was taken from municipal tax records and should be verified by a Buyer prior to purchase.

## PROPERTY DETAILS



ParkingGarage OtherRooms  
1 Car Ask for Brian Kolmer  
Assigned Parking Living Room  
Concrete Driveway Kitchen  
109 E 55th St., Ocean City Dining Area  
Call: 609-399-421st Floor  
Email to: bk@bergerrealty.com Bedroom  
Heating Cooling  
Gas Natural Central Air  
Forced Air Electric

AppliancesIncluded  
Range  
Microwave Oven



Water  
City

Sewer  
City