

# Berger Realty

Since 1928



Berger Realty, Inc.  
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9103 Atlantic  
Wildwood Crest, NJ 08260

Asking \$399,900.00



## COMMENTS

Best location in the building! Located on the desirable southern end of Wildwood Crest, this year round Condo unit at the Beau Rivage is a 1 bedroom, 1 bath unit that features more square footage than other units in the building. Bright and welcoming, the interior provides a comfortable layout perfect for relaxing after a day at the beach or pool. One of the STANDOUT features of this unit is the oversized sundeck and sitting area, ideal for morning coffee, afternoon sunbathing or dinner on the deck! Whether your looking for a personal getaway or an investment property, this coastal gem is just a short stroll to the sand, surf and everything Wildwood Crest has to offer. n season, you can enjoy breakfast or lunch at Lemma's Beach Grill that's convenientlylocated on the ground level beachfront. There is on-site rental management for those who wish to utilize their services. The beach access hasnew bulkhead, sitting area and showers to rinse off the sand. HOA fee includes ALL UTILITIES: water, sewer, electric, gas, exterior insurances,Wi-Fi and cable. Some of the updates include new front walls, windows and doors, new pool area and glass railings.

## PROPERTY DETAILS

|                  |             |                    |              |
|------------------|-------------|--------------------|--------------|
| ParkingGarage    | OtherRooms  | AppliancesIncluded | AlsoIncluded |
| 1 Car            | Living Room | Refrigerator       | Furniture    |
| Assigned Parking | Dining Room | Cooktop            |              |
|                  | Kitchen     |                    |              |



Cooling  
Ceiling Fan  
Ask for Tom Melchioni  
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HotWater  
City

