

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**117B Topeka**  
**Wildwood Crest, NJ 08260**

**Asking \$589,900.00**



## COMMENTS

**DESIRABLE TWIN AND WELL PRICED!** This two story townhome is situated in a small 2 unit association, and in a fantastic location - south end of Wildwood Crest, ideal for an investment property or a second home. With relaxing paint colors and nautical decor throughout, you'll feel right at home the instant you enter this welcoming unit. The layout is an upside down style with three bedrooms, a full bath, laundry room and large storage closet on the first level. On the second level, the open great room is ideal for shore living, starting with the living room with wood burning fireplace and transitioning into a kitchen with all stainless steel appliances and eating area. On this level there is also a built-in bar, a full bathroom with a tub and a large bedroom with double closets and ceiling fan. The living room is bright and airy, featuring cathedral ceilings with skylights for plenty natural light and sliders to a private deck. Other amenities include off street parking, a private storage shed and dedicated outside shower. There is no monthly condominium fee, as the two condominium owners just share the annual cost of the fire and liability insurances which is approximately \$2,619/yr. Water and sewer is separate. Many improvements have been made to this property including new heat and central air, including duct work, in August of 2020 (cost \$8,111), new roof in 2017 including gutters and downspouts and at that time skylight was replaced (\$4,800), new windows in July of 2018 (\$4,900), and new concrete in April of 2019 (\$3,600) and in 2012, the deck was replaced with Trex and vinyl railings. As you can see, the owner has made many quality improvements to the exterior of this building. Easy to see, call today!

## PROPERTY DETAILS

Ask for John Clarke  
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Call: 609-399-0076  
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