

# Berger Realty

Since 1928



Berger Realty, Inc.  
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Ocean City, NJ 08226  
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1200 Kennedy  
North Wildwood, NJ 08260

Asking \$239,900.00



## COMMENTS

**\*\* New Listing Alert at The Trylon\*\*** Highly sought after BEACHFRONT location between 12th and 13th Avenue and just a few blocks to the start of the boardwalk! Unit 109 has been kept in nice condition and has an ocean view from inside the unit! The common areas at One James Plaza (The Trylon) will truly feel like a vacation with amenities for all: large HEATED POOL with plenty of lounge chairs, separate kiddie pool, shuffleboard, massive courtyard with 4 gas BBQ grills, 1 flat-top grill, large TV and plenty of picnic tables for outside dining and socializing! There is also an outdoor shower, bike racks and free laundry facilities for owners! Low HOA fee includes ALL OF THE UTILITIES: electric, water, gas, cable / wi-fi, groundskeeping, exterior maintenance, pool maintenance and master flood, fire and liability insurance. There is a seasonal tenant in place. Purchase now to collect the remainder of the rental money and still have the best couple of months to enjoy for yourself! This is a seasonal building open mid-April to mid-November. Don't wait, this condo won't last long!

## PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Laminate Flooring	1 Car	Great Room	Oven
			Microwave Oven
			Refrigerator
			Smoke/Fire Detector



Heating  
Electric for Patricia (Trish) Spengler  
Cooling  
Wall Air Conditioning  
HotWater  
Electric  
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3160 Asbury Avenue, Ocean City  
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