

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



9103 Atlantic  
Wildwood Crest, NJ 08260


Asking \$419,900.00



## COMMENTS

**AMAZING VIEW OF THE BEACH!** This YEAR-ROUND condo is situated on the top floor of the Beau Rivage Condominiums, at the beach end of the building. The complex is located directly on the beach in the southern end of Wildwood Crest NJ. This building gets plenty of sun all day from its southern exposure. Great for sunbathing and splashing in the pool. The unit is equipped with central air and heat and can be utilized year-round. This one-bedroom unit comfortably sleeps 6. The open and tiled living space offers a sleep sofa for additional guests, dining area, kitchen and bath. The generous sized bedroom accommodates 2 queen beds with custom built armoire, nightstand, and dresser. This unit is conveniently being sold furnished, including the TVs. Complex amenities include an elevator, heated swimming pool and kiddie pool, gas BBQ grills, 2 second floor sundecks (one with fixed pavilion seating), off-street parking, storage for beach gear and an enclosed bike rack area. In season, you can enjoy breakfast or lunch at Lemma's Beach Grill that's conveniently located on the ground level beachfront. You can dine inside the restaurant or on the patio. You can also call in an order from the beach for pickup. There is on-site rental management in season for those who wish to utilize their services. The beach access has a new bulkhead, sitting area and showers to rinse off the sand. HOA fee includes ALL UTILITIES: water, sewer, electric, gas, exterior insurances, Wi-Fi (Comcast) and Direct TV (cable).

## PROPERTY DETAILS

Unit	Features	Parking	Garage	Other Rooms	Appliances Included
		1 Car		Living Room	Microwave Oven
		Assorted Parking		Kitchen	Refrigerator
				Dining Area	Cooktop
				Cooling	
				Central Air	
		Heating		Gas Natural	
		Flooded		Flooded	
		Sewer		City	

**Asker James Gray Maenn**  
**Berger Realty Inc**  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [jgh@bergerrealty.com](mailto:jgh@bergerrealty.com)

