

# Berger Realty

Since 1920



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

info@bergerrealty.com



8401 Atlantic  
Wildwood Crest, NJ 08260

Asking \$349,000.00



## COMMENTS

Oceanfront 1 Bedroom, 1 Bath Condo in Wildwood Crest – Welcome to Summer Sands, a year-round beachfront condominium. Just steps from the sand, this 4th-floor unit offers breathtaking ocean views and is ideal as a personal beach retreat or a performing rental investment. This condo features a bright and spacious living room with wood flooring, a ceiling fan with lighting, and window treatments including curtains and blinds. The modern kitchen is equipped with granite countertops, a stylish tiled backsplash, refrigerator, and cooktop. The bedroom comfortably accommodates a queen and single bed, and includes wood flooring throughout. The updated bathroom includes a tub/shower combo, beadboard detailing, and modern fixtures. Summer Sands offers a full array of amenities: two swimming pools, four sun decks, assigned parking, an elevator, common patio areas, gas BBQ grills, and a shared laundry facility. The quarterly condo fee of \$1,794.96 includes electric, water, sewer, insurance, trash, and maintenance. Owners are permitted up to two pets. This is a well-established, income-producing weekly rental. Showings available Saturdays from 11:00 AM – 2:00 PM during turnovers. Don't miss this opportunity to enjoy coastal living at its finest!

## PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Fireplace	1 Car	Living Room	Microwave Oven
	Assigned Parking	Kitchen	Refrigerator
			Smoke/Fire Detector
			Cooktop



Ask for Rodman Pierce  
Berger Realty Inc.  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: rpp@bergerrealty.com

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