

# Berger Realty

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



**103 Roberts**  
**Wildwood, NJ 08260**

**Asking \$399,777.00**



## COMMENTS

2 homes for the Price of One. This Unique Property Consists of a Large 3 Bedroom 1.5 Bath Front Home and a Detached Rear Cottage. In Between there is a yard just begging someone to makeover into a Beachside Oasis. The Right Buyer would create a cozy atmosphere destined to increase rentals in one of the last affordable seaside resorts. The Front home has a Street side and rear deck for your enjoyment as well. Inside you will find a large kitchen, Dining Room and Surprisingly Big Living Room and Primary Bedroom with a jack and Jill Style Full Bath that is shared with the 2 other Bedrooms. There is also a 1/2 bath off the living area for guests. This home utilizes a Gas fireplace for heat in the winter. Please make sure your Mortgage professional is aware if you are not cash. The seller leases this home via Short Term rental systems in the Summer and gets about \$349/night in season. The Rear home is occupied by a long term tenant who pays \$800/month on a mo. to mo. lease. Rent is collected weekly at \$200 until the \$800 is satisfied. There is a recently installed Solar system on the roof that is approx. 6 years old that essentially pays the electric for the front home. Please see Seller Disclosure for additional information.

## PROPERTY DETAILS

| OutsideFeatures | OtherRooms     | AlsoIncluded | Basement    |
|-----------------|----------------|--------------|-------------|
| Deck            | Living Room    | Furniture    | Partial     |
| Cable TV        | Dining Room    |              | Crawl Space |
| Sidewalks       | Kitchen        |              |             |
|                 | Breakfast Nook |              |             |
|                 | Great Room     |              |             |
|                 | Storage Space  |              |             |

|                  |                       |          |
|------------------|-----------------------|----------|
| Heating          | Cooling               | HotWater |
| Space/Wall/Floor | Wall Air Conditioning | Electric |

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