

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
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		
	Cooling	HotWater	
	Wall Conditioning	Electric	



Ask for Barbara Fasy  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: bf@bergerrealty.com

