

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

[oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



9103 Atlantic  
Wildwood Crest, NJ 08260

Asking \$395,000.00



## COMMENTS

Location, Location, Location! Beau Rivage Unit 306 - on the Beach Front in the most southern end of Wildwood Crest w/ Ocean Views, wonderful southern exposure, great heated pool, kiddie pool, 2 large common area decks, barbeque grills, bike racks, private storage room, 1 car parking and elevator for your convenience. Year around usage and HOA fee includes ALL UTILITIES: water, sewer, electric, gas, exterior insurances, Wi-Fi and cable. Must see Unit 306 -This Is Your Happy Place!

## PROPERTY DETAILS

|              |                  |               |                    |
|--------------|------------------|---------------|--------------------|
| UnitFeatures | ParkingGarage    | OtherRooms    | AppliancesIncluded |
| Tile Floors  | 1 Car            | Living Room   | Microwave Oven     |
|              | Assigned Parking | Kitchen       | Refrigerator       |
|              |                  | Dining Area   | Cooktop            |
|              |                  | Storage Space |                    |
| AlsoIncluded | Heating          | Cooling       | HotWater           |
| Blinds       | Gas Natural      | Central Air   | Gas                |
| Furniture    | Forced Air       | Ceiling Fan   |                    |

Water

City

Sewer

City



Ask for Christopher Malinowski  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [cma@bergerrealty.com](mailto:cma@bergerrealty.com)

