

# 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 \$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 James Gray Haenn  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: jgh@bergerrealty.com

