

# Berger Realty

Since 1928



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



1205 Surf  
North Wildwood, NJ 08260

Asking \$210,000.00



## COMMENTS

Welcome to the Golden Tiara Condominiums located in North Wildwood. This adorable studio condo can be your escape to the shore or investment property. This unit features a cozy living room area with a double size bed, a double size pull-out sofa bed, and dining area. The kitchen features a large window that lets in the light and has a nice functional workspace, and full-size refrigerator. The full bath has a tub that was recently re-glazed (2022). This unit has all newer ceilings and laminate flooring installed (2022), and new paint and trim work (2021) making it feel fresh and spacious. Electric is included. The property is two short blocks to the beach and another 2 short blocks to the north entrance of the boardwalk, making it easily walkable to a variety of North Wildwood popular attractions. The 8 ft pool and grills make this a comfortable place to relax and visit outside. Newer furniture is included. This condo is turnkey. Outside updates include paint and all new siding (2024-2025), new chairs and table for outside each unit, and new lounge chairs by the pool (2 years old). Low taxes and condo fees make this a smart investment. Condominium fees include electric, water, sewer, trash removal, master insurance policies (does not include flood insurance), pool and common area maintenance. All you need to pay is cable TV and Wi-Fi. The building is open mid-March to mid-November. This is a fantastic opportunity to get a slice of North Wildwood beach life. Call for your appointment today!

## PROPERTY DETAILS

| UnitFeatures                                                                        | ParkingGarage                                                                                                                       | OtherRooms                                                                            | AppliancesIncluded    |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------|
| Laminate Flooring                                                                   | 1 Car                                                                                                                               | Kitchen<br>Dining Area                                                                | Range<br>Refrigerator |
|  | Ask for Susan Goetz<br>Berger Realty Inc.<br>3160 Asbury Avenue, Ocean City<br>Call: 609-399-0076<br>Email to: goe@bergerrealty.com | Cooling<br>Wall Air Conditioning                                                      | HotWater              |
|                                                                                     |                                                                                                                                     |  |                       |