

# Berger Realty

Since 1928



Berger Realty, Inc.  
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1205 Surf  
North Wildwood, NJ 08260

Asking \$285,777.00



## COMMENTS

Another Great Unit at the Golden Tiara Condominiums has just come on the market! Here's your chance to see this 2nd floor, furnished 1 bedroom, 1 bath condo and acquire a piece of North Wildwood paradise. This unit features a living room with dining area, galley kitchen, and spacious bedroom with wall-to-wall carpet and 2 bunk beds. This unit has newly installed (2025) ceilings, ceiling fan with light, flat screen TV, electrical outlets, and fresh paint. You'll love relaxing in this newly refreshed upstairs unit or taking in the sun by the great 8 ft pool with a favorite book or with friends and family. Other amenities include BBQ grill area, laundry room, shower, and 1 assigned parking spot. Exterior upgrades include new paint and siding installed 2024-2025 and pool lounge chairs (2 yrs old). All your electric is included. Monthly condo fees include electric, master insurance policies (flood insurance not included), water, sewer, trash removal, pool maintenance and upkeep of exterior. It is up to the individual owner to acquire flood insurance if desired. This building usually opens mid-March and closes mid-November. This is an absolute turnkey condo only a short 2 block stroll to the beach. This is a rare opportunity for affordable shore living, or a great investment. Don't let this one slip by. Make an appointment today!

## PROPERTY DETAILS

| UnitFeatures        | ParkingGarage                  | OtherRooms            | AppliancesIncluded  |
|---------------------|--------------------------------|-----------------------|---------------------|
| Wall To Wall Carpet | 1 Car                          | Living Room           | Microwave Oven      |
| Tile Floors         | Assigned Parking               | Kitchen               | Refrigerator        |
|                     |                                | Dining Area           | Smoke/Fire Detector |
|                     |                                | Storage Space         | Cooktop             |
| Ask for Susan Goe   |                                |                       |                     |
| Berger Realty Inc   |                                |                       |                     |
| Heating             | 3160 Asbury Avenue             | Cooling               |                     |
| Electric            | Ocean City                     | Ceiling Fan           |                     |
| Space/Walk Floor    | Call: 609-399-0076             | Wall Air Conditioning |                     |
|                     | Email to: goe@bergerrealty.com |                       |                     |



Sewer  
City