106 Spruce
North Wildwood, NJ 08260

Asking $449,500.00

COMMENTS

Experience North Wildwood\'s best! Ocean views and poolside bliss await in this stunning 2-bedroom, 2-bathroom condo located at the desirable Champagne Island Resort Condominiums. This beautifully maintained unit offers the perfect blend of comfort and coastal living. Step inside and be greeted with a bright and inviting atmosphere. This units offers refrigerator, stove, and modern amenities, making meal prep a breeze. Relax and entertain in the spacious living area or step out onto your private balcony to soak in breathtaking ocean views. The primary bedroom offers a tranquil retreat, en-suite bathroom with a stand-up shower, while boasting picturesque ocean views. The second bedroom is equally comfortable and perfect for family or guests. A generously sized hall bathroom ensures ample space for everyone. Beyond your private oasis, the Champagne Island Resort offers an array of amenities to enhance your North Wildwood experience. Take a refreshing dip in the expansive community pool or relax at the poolside bar and grill operated by Flip Flopz. The resort\'s prime location puts you steps away from the beautiful Inlet Beach and in the heart of the entertainment district, with a vibrant selection of bars and restaurants within easy walking distance. Enjoy front-row access to exciting festivals and events like the Irish Festival, Mummer\'s Weekend, and more. This condo is an excellent investment opportunity, boasting a strong rental history and the potential to generate income well into the off-season. Condo fees cover liability and flood insurance, common area electric and gas, water, and sewer, leaving owners responsible for electric, cable, Wi-Fi, and contents insurance. Don\'t miss the chance to own this fantastic unit – a perfect haven for personal enjoyment or a savvy investment in the thriving North Wildwood market.

PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Tile Floors	Parking Pad	Living Room	Range
Laminate Fooring	Assigned Parking	Kitchen	Oven
		Dining Area	Microwave Oven
			Refrigerator
			Dishwasher
			Disposal
			Smoke/Fire Detector
			Stainless Steel Appliance

AlsoIncluded	Heating	Cooling	HotWater
Blinds	Electric	Central Air	Electric
Furniture	Heat Pump	Ceiling Fan	

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

REALTOR

Water	Sewer
City	City

SALE

BADER-COLLINS
ASSOCIATES
"THE TEAM YOU CAN TRUST"
BERGER REALTY
BADERCOLLINS.COM

Ask for Bader - Collins Associates
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: bca@bergerrealty.com
http://www.BADERCOLLINS.com