

**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 unit 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 Flop. 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**

|                   |                  |             |                           |
|-------------------|------------------|-------------|---------------------------|
| Unit Features     | Parking/Garage   | Other Rooms | Appliances Included       |
| Tile Floors       | Parking Pad      | Living Room | Range                     |
| Laminate Flooring | Assigned Parking | Kitchen     | Oven                      |
|                   |                  | Dining Area | Microwave Oven            |
|                   |                  |             | Refrigerator              |
|                   |                  |             | Dishwasher                |
|                   |                  |             | Disposal                  |
|                   |                  |             | Smoke/Fire Detector       |
|                   |                  |             | Stainless Steel Appliance |
| Also Included     | Heating          | Cooling     | Hot Water                 |
| Blinds            | Electric         | Central Air | Electric                  |
| Furniture         | Heat Pump        | Ceiling Fan |                           |

# Berger Realty

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