

# Berger Realty

Since 1928



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9103 Atlantic  
Wildwood Crest, NJ 08260

Asking \$435,000.00



## COMMENTS

THIS UNIT HAS A DIRECT VIEW OF THE BEACH WITH PRIVATE BALCONY!! Welcome to the Beau Rivage Condominiums located DIRECTLY ON THE BEACH in the southern end of beautiful Wildwood Crest NJ. The unit is equipped with central air and heat and can be utilized year-round. The tiled living space offers a sleep sofa for additional guests, dining area, kitchen and bath. The generous sized bedroom currently has a King bed but it can accommodate two doubles. The bedroom also has custom built armoire, nightstand, and dresser. BEING SOLD FURNISHED, INCLUDING TVs. Complex amenities include an elevator, heated swimming pool and kiddie pool, gas BBQ grills, 2 second floor sundecks (one with fixed pavilion seating), off-street parking, storage for beach gear and an enclosed bike rack area. In season, you can enjoy breakfast or lunch at Lemma's Beach Grill that's conveniently located on the ground level beachfront. There will be on-site rental management for those who wish to utilize it. The beach access has new bulkhead, sitting area and showers to rinse off the sand. HOA fee includes ALL UTILITIES: water, sewer, electric, gas, exterior insurances, Wi-Fi (Comcast) and Direct TV (cable). The interior of the units and exterior of the complex have had some recent updates, including a new pool area and glass railings.

## PROPERTY DETAILS

| UnitFeatures | ParkingGarage    | OtherRooms  | AppliancesIncluded |
|--------------|------------------|-------------|--------------------|
| Tile Floors  | 1 Car            | Living Room | Microwave Oven     |
|              | Assigned Parking | Kitchen     | Refrigerator       |
|              |                  | Dining Area | Cooktop            |



Ask for Joe Young  
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