

Berger Realty

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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
AlsoIncluded	Heating	Cooling	HotWater
Furniture	Gas Natural	Central Air	
	Forced Air	Ceiling Fan	
Water	Sewer		
City	City		

