



**301 Leaming  
Wildwood, NJ 08260**

**Asking \$649,900.00**



**COMMENTS**

\*\*\*Open House Saturday 9/13 11AM - 1PM\*\*\* Top Floor Beauty with Ocean Views – Steps to the Beach, Boardwalk & Convention Center! Welcome to your New Shore Home – a stylish and spacious top-floor condo in a prime Wildwood location with fantastic ocean views. Just steps to the sand, the World-Famous Boardwalk, and the Convention Center, this home combines comfort, convenience, and incredible rental potential. Inside, you'll love the dramatic vaulted ceiling in the living room and the natural light that pours through quality Andersen windows. The modern kitchen has been beautifully remodeled with two-tone cabinetry, deluxe tile backsplash, and Samsung appliances. Both full bathrooms sparkle with elegant tile work, sleek glass shower doors, new vanities, and upgraded fixtures. The flooring has been replaced throughout, giving the entire unit a fresh, updated feel. Other features include a 2-year-old roof, energy-efficient natural gas heat & hot water, central A/C, and a newer washer & dryer. For your convenience, there's 2-car garage parking plus a huge private ground-floor storage room – perfect for all your bikes, beach gear, and sporting goods. The home is being offered fully furnished (minus a short exclusion list), making it move-in ready from day one. With a modest \$400/month condo fee that covers master building insurance (fire & flood) and common area maintenance, this property is as affordable to own as it is easy to love. Whether you plan to enjoy it yourself or take advantage of its tremendous rental potential – especially thanks to year-round Convention Center events like wrestling, cheerleading, basketball championships, dance competitions, and indoor marching band events – this is a fantastic opportunity to own a true Wildwood gem. Hurry before this Top Floor Beauty with Great Ocean Views gets away. Call for your Private Showing Today!

**PROPERTY DETAILS**

|                   |                   |                      |                     |
|-------------------|-------------------|----------------------|---------------------|
| UnitFeatures      | ParkingGarage     | OtherRooms           | AppliancesIncluded  |
| Cathedral Ceiling | Auto Door Opener  | Living Room          | Range               |
| Foyer             | Garage            | Kitchen              | Oven                |
|                   | 2 Car             | Dining Area          | Microwave Oven      |
|                   | Attached          | Pantry               | Refrigerator        |
|                   | Assigned Parking  | Laundry/Utility Room | Washer              |
|                   | Concrete Driveway | Storage Space        | Dryer               |
|                   |                   |                      | Dishwasher          |
|                   |                   |                      | Smoke/Fire Detector |
|                   |                   |                      | Stainless Steel     |
|                   |                   |                      | Appliance           |

AlsoIncluded  
Blinds

Heating  
Gas Natural

Cooling  
Central Air

HotWater  
Gas

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