



**301 Leaming
Wildwood, NJ 08260**

Asking \$639,900.00



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

Berger Realty

• Since 1928 •



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
✉ info@bergerrealty.com



Furniture

Forced Air

Electric
Ceiling Fan

Water
City

Sewer
City



Ask for Michael Wallitsch
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: mow@bergerrealty.com

