

# Berger Realty

Since 1928



**Berger Realty, Inc**  
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**208 Maple**  
**Wildwood, NJ 08260**

**Asking \$1,300,000.00**



## COMMENTS

A true once and a lifetime opportunity! These four units situated on a large lot with off street parking is going to speak to all of your senses. Need a home for you and your family? the main unit upstairs has four bedrooms, two and a half baths and features a laundry list of upgrades. High end woodworking, three floors of hand laid hardwood floors, custom tile baths and ton of functional space. Not to mention the entire home (and rental units) feature instant hot water and plumbing and electrical upgrades. Underneath sits three one-bedroom rental units! This home can legitimately pay for itself. The seller has also taken the initiative to offer to completely finish the exterior and replace all of the decks and landings; lets negotiate! This home will be completely turnkey and functional from day one! For complete list of upgrades and proposed finishes reach out immediately! Seller financing available! inquire for details

## PROPERTY DETAILS

| OutsideFeatures | ParkingGarage     | OtherRooms     | AlsoIncluded      |
|-----------------|-------------------|----------------|-------------------|
| Patio           | Concrete Driveway | Living Room    | Partial Furniture |
| Deck            |                   | Dining Room    |                   |
| Porch           |                   | Kitchen        |                   |
| Cable TV        |                   | Den/TV Room    |                   |
| Sidewalks       |                   | Eat In Kitchen |                   |
|                 |                   | Dining Area    |                   |
|                 |                   | Pantry         |                   |



Ask for Carol Cawley  
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Sewer Public

HotWater  
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