

Berger Realty

Since 1928



Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040

info@bergerrealty.com



106 Spruce
North Wildwood, NJ 08260

Asking \$299,995.00



COMMENTS

Welcome to Champagne Island Resort Unit 205, a beautifully updated 1 BR / 1 BA condo in the heart of North Wildwood. This second floor, turnkey unit features new lighting, ceiling fans, fixtures, and furniture throughout, providing a fresh, modern coastal aesthetic. The open concept living area flows to a private balcony, perfect for enjoying sea breezes. The kitchen and bath have been tastefully renovated with upscale finishes. Offered fully furnished, this unit is ready for immediate occupancy and rental income. Residents enjoy resort amenities such as a pool, with 6 pool passes, sundeck, and direct beach access. Ideally located near dining, nightlife, and boardwalk attractions, this condo is open year round and is the perfect vacation home and income producing property. The seller will include the 2025 golf cart with an acceptable offer! A 2025 Evolution Electric Lithium Maverick 2+2 Plus Golf Cart with 200 Miles.

PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Kitchen Island	1 Car	Living Room	Range
	Assigned Parking	Kitchen	Oven
	Black Top Driveway	Dining Area	Microwave Oven
			Refrigerator
			Washer
Heating	Cooling	HotWater	Water
	Central Air	Gas	City



Ask for James Monteleone
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: jfm@bergerrealty.com

