

Berger Realty

Since 1928



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
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
Central Air

HotWater
Gas

Water
City



Call for Thomas Byrne

Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: tfb@bergerrealty.com

