

# Berger Realty

Since 1928



Berger Realty, Inc.  
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500 Kennedy  
North Wildwood, NJ 08260

Asking \$515,777.00



## COMMENTS

**\*\*SPECIAL BLACK FRIDAY OPEN HOUSE: NOVEMBER 29th 1-3PM!\*\*** Welcome to the most unique unit at The Regency! This beloved oceanfront complex with a huge pool contains only ONE UNIT with an oversized private deck that has a custom entrance to the pool deck! Renters flock back to this updated 2 bedroom 2 bath turnkey unit year after year for this feature, net income was \$28,453 in 2025 and \$26,641 in 2024! Enter to find a light and bright open concept kitchen with newer appliances, dining area with seating for 3, breakfast bar with seating for 3 more, large sectional couch and queen sleeper sofa with sliders leading directly to the private deck and pool deck entrance. The front bedroom features a double daybed with twin trundle and sliders leading to the deck, the second bedroom is the large master with ensuite. This unit comes fully furnished and turnkey, sellers will include the TWO large storage units located just down the hall. Regency Tower amenities include a huge POOL, fitness center, office space with free Wi-Fi, community room with an ocean view, bar and kitchen; 2 bike storage rooms, laundry rooms, and year-round maintenance office. The monthly condo fee is \$703 and includes basic cable, electric, water, sewer, trash, master liability insurance, master flood insurance and common area maintenance.

## PROPERTY DETAILS

| Unit Features       | Parking/Garage     | Other Rooms    | Appliances Included |
|---------------------|--------------------|----------------|---------------------|
| Wall To Wall Carpet | 1 Car              | Living Room    | Oven                |
| Tile Floors         | Black Top Driveway | Kitchen        | Microwave Oven      |
|                     |                    | Breakfast Nook | Refrigerator        |



Ask for Patricia Moss  
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Sewer  
City

