

# Berger Realty

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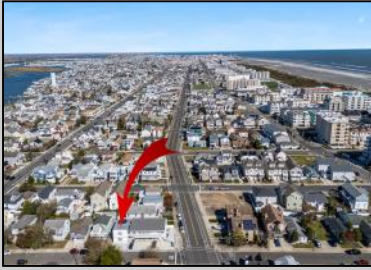


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Ocean City, NJ 08226  
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7806 Seaview  
Wildwood Crest, NJ 08260

Asking \$277,777.00



## COMMENTS

Diamond in the Rough! Located 2 blocks from the beaches of Wildwood Crest, and 1.5 blocks from Sunset Lake this 1 bedroom 1 bath gem is waiting for you! Use as a vacation spot for yourself, or rent out as an AirBNB, it is YOUR choice! NO CONDOTEL RESTRICTIONS. The seller has successfully rented the property from May-September for \$13,000 a season, but could get more if rented weekly! This cute, updated property features a large living room with a dining nook for four, galley kitchen with full oven and chic glass backsplash, clean and bright bathroom, and bedroom with a double bunk bed. Small condo association of just 9 friendly units, who take pride in their upkeep: new roof 4 years ago, new 2nd floor concrete deck 2 years ago, new concrete parking area June 2025! Each unit has their own storage in the common storage garage. Sold fully furnished. Condo fees are \$711 per quarter and cover master liability insurance, master flood insurance, common area maintenance, water and sewer. This is a seasonal property, open from mid-March to mid-December.

## PROPERTY DETAILS

| UnitFeatures      | ParkingGarage     | OtherRooms     | AppliancesIncluded  |
|-------------------|-------------------|----------------|---------------------|
| Laminate Flooring | 1 Car             | Living Room    | Oven                |
|                   | Assigned Parking  | Kitchen        | Microwave Oven      |
|                   | Concrete Driveway | Breakfast Nook | Refrigerator        |
|                   |                   | Storage Space  | Smoke/Fire Detector |



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

Cooling  
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