

# Berger Realty

Since 1928

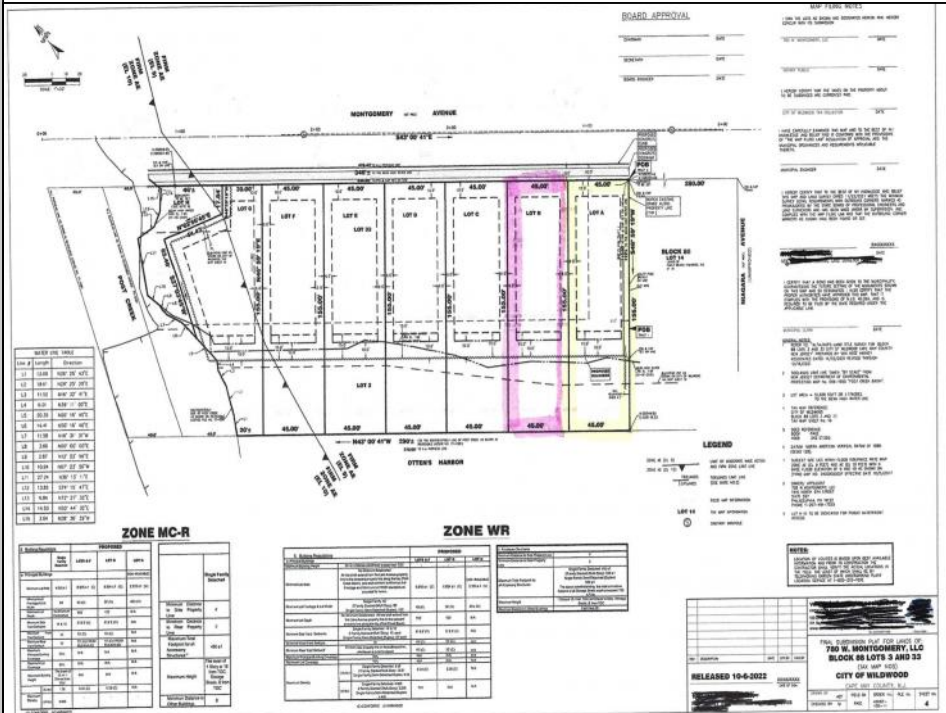


**Berger Realty, Inc.**  
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Ocean City, NJ 08226  
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info@bergerrealty.com



**780 Montgomery  
Wildwood, NJ 08260**

**Asking \$1,199,000.00**



## COMMENTS

**WATERFRONT ESTATE LOTS ON W. MONTGOMERY • WILDWOOD, NJ** A Limited Offering on the Bayside Presenting two exceptional waterfront estate parcels on one of Wildwood's most sought-after stretches. These 45' x 155' lots extend approximately 40 feet over open water, offering dramatic views and a rare opportunity to build with scale, privacy, and architectural distinction. Crafted for Elevated Coastal Living With bulkhead approval secured and deep-water slips designed to accommodate larger vessels, each lot is thoughtfully prepared for an uncompromised waterfront lifestyle. Generous dimensions allow for a custom residence with a pool, outdoor entertaining spaces, and tailored landscape design. An Exclusive Bayside Enclave Located within a seven-lot waterfront collection, with only two sites available, and the remaining homes now underway—offering a refined setting with continuity and prestige. ? **PROPERTY HIGHLIGHTS** • Estate parcels: 45' wide x 155' deep • Approx. 40' extending over open water • Deep-water slips per lot • Bulkhead approved and construction-ready • Vacant, buildable land • \$1,199,000 per lot ? **WHERE WATERFRONT VISION TAKES SHAPE** A rare chance to design and build a signature coastal residence in a premier bayside setting.

## PROPERTY DETAILS



Ask for Lauren Greiner  
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Call: 609-399-0076  
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