



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



106 Spruce, Champagne Island Resort Unit 106, North  
Wildwood, NJ, 08260

Price \$245,777.00



#### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  | 3       |
| Bedrooms     | 1       |
| Baths Full   | 1       |
| Baths Half   | 0       |
| Year Built   | 2008    |
| Type         | Condo   |
| Block Number | 191     |
| Listing #    | 242437  |
| Taxes        | 2140.00 |

#### COMMENTS

*It's everything you come to North Wildwood for: steps away from the Inlet Beach, fantastic pool, and all of the bars and restaurants at your fingertips...welcome to Champagne Island Resort! This 1 bedroom 1 bath condotel features a comfortable bedroom, hall bath, combined kitchen and living area, and a private covered deck. Don't feel like cooking? Flip Flopz bar and gr...*

#### PROPERTY FEATURES

|                   |                  |             |                     |
|-------------------|------------------|-------------|---------------------|
| UnitFeatures      | ParkingGarage    | OtherRooms  | AppliancesIncluded  |
| Tile Floors       | 1 Car            | Living Room | Microwave Oven      |
| Laminate Flooring | Assigned Parking | Kitchen     | Refrigerator        |
|                   |                  |             | Dishwasher          |
|                   |                  |             | Smoke/Fire Detector |
|                   |                  |             | Cooktop             |
|                   |                  |             | Stainless Steel     |
|                   |                  |             | Appliance           |
| AlsoIncluded      | Heating          | Cooling     | HotWater            |
| Drapes            | Electric         | Central Air | Electric            |
| Curtains          | Heat Pump        |             |                     |
| Blinds            |                  |             |                     |
| Furniture         |                  |             |                     |
| Water             | Sewer            |             |                     |
| City              | City             |             |                     |

#### CONTACT



Ask for Margarita Kobilianets  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-674-3417  
Email to: mak@bergerrealty.com

Scan to see this property page.



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