



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040  
info@bergerrealty.com



206 Magnolia, Wildwood, NJ, 08260

Price \$599,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 7             |
| Bedrooms     | 3             |
| Baths Full   | 2             |
| Baths Half   | 0             |
| Year Built   | 2004          |
| Type         | Single Family |
| Block Number | 227           |
| Listing #    | 250847        |
| Taxes        | 6100.00       |

#### COMMENTS

*Beautiful Three Bedroom, Two Bathroom Top Floor Condominium Unit. Features include gas fireplace, vaulted ceiling with skylights in living room, spacious private sundeck, two car garage with storage room, and a hot and cold outdoor shower. Included in the sale is a beach box for the 2025 summer season. Being offered furnished less personal items. Priced to sell !...*

#### PROPERTY FEATURES

|                       |                     |                   |                      |
|-----------------------|---------------------|-------------------|----------------------|
| Exterior              | OutsideFeatures     | ParkingGarage     | OtherRooms           |
| Vinyl                 | Deck                | Garage            | Living Room          |
| Masonry Block         | Fenced Yard         | 2 Car             | Kitchen              |
|                       | Cable TV            | Attached          | Dining Area          |
|                       | Sidewalks           | Auto Door Opener  | Laundry/Utility Room |
|                       | Outside Shower      | Concrete Driveway | Storage Attic        |
|                       |                     |                   | Laundry Closet       |
| InteriorFeatures      | AppliancesIncluded  | AlsoIncluded      | Heating              |
| Fireplace- Gas        | Range               | Curtains          | Gas Natural          |
| Skylight              | Oven                | Blinds            | Forced Air           |
| Smoke/Fire Alarm      | Microwave Oven      | Rugs              |                      |
| Wall to Wall Carpet   | Refrigerator        | Furniture         |                      |
| Tile Flooring         | Washer              | Window Treatments |                      |
|                       | Dryer               |                   |                      |
|                       | Dishwasher          |                   |                      |
|                       | Disposal            |                   |                      |
|                       | Smoke/Fire Detector |                   |                      |
|                       | Stove Natural Gas   |                   |                      |
| Cooling               | HotWater            | Water             | Sewer                |
| Central Air Condition | Gas- Natural        | City              | City                 |
| Ceiling Fan           |                     |                   |                      |

#### CONTACT

Ask for Duane Jarvis  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call:

Scan to see Property page.



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