



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



305 Saint Paul, Wildwood Crest, NJ, 08260

Price \$899,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 8             |
| Bedrooms     | 3             |
| Baths Full   | 1             |
| Baths Half   | 0             |
| Year Built   | 1950          |
| Type         | Single Family |
| Block Number | 125.01        |
| Listing #    | 251392        |
| Taxes        | 5442.00       |

#### COMMENTS

*Located Just ONE Short Block to the Beach in Wildwood Crest, this Home is Ready for It's Next Family. Being Conveyed As-Is/Where-Is, this 40x90 Parcel is Probably Best Suited for the Foundation of a NEW SINGLE FAMILY HOME! The Current Set-Up of this Home Features 3 Bedrooms, 1 Full Bath, Living Room, Eat-In Kitchen, Enclosed Rear Porch, Laundry Area, and a Spacious Back...*

#### PROPERTY FEATURES

|  |  |   |   |
|--|--|---|---|
| Exterior<br>Asbestos<br>Block<br>Shingle | OutsideFeatures<br>Screened Porch<br>Fenced Yard<br>Storage Building<br>Outside Shower | ParkingGarage<br>2 Car<br>Concrete Driveway | OtherRooms<br>Living Room<br>Eat-In-Kitchen<br>Laundry/Utility Room |
| InteriorFeatures<br>Fireplace- Wood      | AppliancesIncluded<br>Range<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher           | AlsoIncluded<br>See Remarks                 | Basement<br>Slab  |
| Heating<br>Gas Natural<br>Baseboard      | Cooling<br>Wall Air Conditioning   | HotWater<br>Gas- Natural                    | Water<br>City   |
| Sewer<br>City                            |  |   |   |

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