



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, North Wildwood, NJ,  
08260

Price \$449,500.00



#### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  | 4       |
| Bedrooms     | 2       |
| Baths Full   | 2       |
| Baths Half   | 0       |
| Year Built   | 2008    |
| Type         | Condo   |
| Block Number | 191     |
| Listing #    | 252394  |
| Taxes        | 2957.00 |

#### COMMENTS

*Experience North Wildwood's best! Ocean views and poolside bliss await in this stunning 2-bedroom, 2-bathroom condo located at the desirable Champagne Island Resort Condominiums. This beautifully maintained unit offers the perfect blend of comfort and coastal living. Step inside and be greeted with a bright and inviting atmosphere. This unit offers refrigerator, stove, a...*

#### PROPERTY FEATURES

|                   |                  |             |                     |
|-------------------|------------------|-------------|---------------------|
| UnitFeatures      | ParkingGarage    | OtherRooms  | AppliancesIncluded  |
| Tile Floors       | Parking Pad      | Living Room | Range               |
| Laminate Flooring | Assigned Parking | Kitchen     | Oven                |
|                   |                  | Dining Area | Microwave Oven      |
|                   |                  |             | Refrigerator        |
|                   |                  |             | Dishwasher          |
|                   |                  |             | Disposal            |
|                   |                  |             | Smoke/Fire Detector |
|                   |                  |             | Stainless Steel     |
|                   |                  |             | Appliance           |
| AlsoIncluded      | Heating          | Cooling     | HotWater            |
| Blinds            | Electric         | Central Air | Electric            |
| Furniture         | Heat Pump        | Ceiling Fan |                     |
| Water             | Sewer            |             |                     |
| City              | City             |             |                     |

#### CONTACT



Ask for Tom Melchionni  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-602-8208  
Email to: tom@bergerrealty.com

Scan to view property page.



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