



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



7701 Atlantic, 403 Coastal Colors, Wildwood Crest, NJ,  
08260

Price \$1,250,000.00



#### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  | 8       |
| Bedrooms     | 3       |
| Baths Full   | 2       |
| Baths Half   | 1       |
| Year Built   | 2004    |
| Type         | Condo   |
| Block Number | 99.02   |
| Listing #    | 253083  |
| Taxes        | 9338.00 |

#### COMMENTS

*Experience coastal luxury living at its finest at Coastal Colors, one of Wildwood Crest's premier oceanfront communities. This spacious fourth-floor residence offers 3 bedrooms, 2.5 baths, and over 1,800 square feet of beautifully designed living space. The open-concept floor plan flows seamlessly from the gourmet kitchen to the expansive living and dining areas—perfec...*

#### PROPERTY FEATURES

|                   |                  |                      |                     |
|-------------------|------------------|----------------------|---------------------|
| UnitFeatures      | ParkingGarage    | OtherRooms           | AppliancesIncluded  |
| Fireplace         | 2 Car            | Living Room          | Range               |
| Kitchen Island    | Assigned Parking | Dining Room          | Self-Clean Oven     |
| Hardwood Floors   |                  | Kitchen              | Microwave Oven      |
| Foyer             |                  | Laundry/Utility Room | Refrigerator        |
| Tile Floors       |                  | Storage Space        | Washer              |
| Laminate Flooring |                  |                      | Dryer               |
|                   |                  |                      | Dishwasher          |
|                   |                  |                      | Disposal            |
|                   |                  |                      | Smoke/Fire Detector |
|                   |                  |                      | Stainless Steel     |
|                   |                  |                      | Appliance           |

|              |             |             |          |
|--------------|-------------|-------------|----------|
| AlsoIncluded | Heating     | Cooling     | HotWater |
| Drapes       | Gas Natural | Central Air | Gas      |
| Blinds       | Forced Air  | Ceiling Fan |          |
| Furniture    |             |             |          |

|       |       |
|-------|-------|
| Water | Sewer |
| City  | City  |

#### CONTACT

Ask for John Clarke  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-289-6111  
Email to: jwc@bergerrealty.com

Scan to see Property page.



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