

**3201 New Jersey  
Wildwood, NJ 08260**

**Asking \$829,900.00**



**COMMENTS**

Eastside Multi-Family property features two professionally decorated units with separate entrances and NO HOA. This Prime location with an excellent rental history presents an incredible opportunity for investors or families seeking a beachside retreat. The upstairs unit was built in 2006 and features a large open-concept living room and kitchen with 9' ceilings, hardwood flooring throughout, Central air/heat, and contemporary casement windows. 3 spacious bedrooms and 2 full baths each featuring custom tile. Anderson windows, Hunter Douglas, and custom window treatments. Recessed lighting, wrap-around kitchen counter, and cabinets featuring stainless steel appliances. Designer furnishings throughout. The furnished fiberglass deck is perfect for viewing Friday night fireworks. Beautifully decorated with designer details throughout, most furnishings are INCLUDED—concrete driveway with parking for three cars and a carport. Full-size washer and dryer, smart TV's in all bedrooms and the living room. The rental income for this unit ALONE averages \$40,700 annually. (The owner reserves the bottom unit for their personal use). This beautiful duplex is in one of Wildwoods East Side's hottest areas and just a short walk to the beach and boardwalk. The lower unit offers an open-concept kitchen and family room and sleeps 8. In the main bedroom, there is an 18' ceiling with a brick wall feature. Although this is a one-bedroom unit, it also includes another separate area for additional sleeping arrangements. This stylish unit is the epitome of carefree coastal living. A kitchen island with seating for 3, new luxury vinyl plank flooring, 9' ceilings, recessed lighting, shaker style kitchen cabinets, and coastal colored glass tile backsplash. Butcher Block Island and coffee station. New casement front windows(2023) Private shower room. Fully furnished fiberglass deck for your morning coffee. Security system, outside shower, and yard with two storage sheds are all to be included. All rental information can be supplied upon request. Two separate entrances for possible two-family purchase. Or you can rent one unit and enjoy the other for your summer fun. One owner is a licensed realtor in PA and NJ. Call for a private showing today, you will be impressed.

**PROPERTY DETAILS**

OutsideFeatures	ParkingGarage	OtherRooms	AlsoIncluded
Deck	Carport	Living Room	Shades
Enclosed/Cov. Patio	3 Car	Kitchen	Blinds
Grill	Concrete Driveway	Breakfast Nook	Rugs
Storage Building		Dining Area	Partial Furniture
Sidewalks		Pantry	Other (See Remarks)
Outside Shower		Laundry/Utility Room	
Other (See Remarks)		Storage Space	
Security Camera			

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Basement  
Crawl Space  
Outside Entrance  
Inside Entrance

Heating  
Gas Natural  
Forced Air  
Multi-Zoned

Cooling  
Central Air  
Ceiling Fan  
Gas  
Multi Zoned  
Wall Air Conditioning

HotWater  
Gas

Water  
Public

Sewer  
Public



Ask for James Gray Haenn  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [jgh@bergerrealty.com](mailto:jgh@bergerrealty.com)

