

# Berger Realty

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Berger Realty, Inc.  
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106 19th  
North Wildwood, NJ 08260

Asking \$729,900.00



### COMMENTS

This spacious, newly renovated Duplex is located on E. 19th Avenue in No. Wildwood and is just 4 blocks from the beach, Famous Wildwood Boardwalk and within walking distance to restaurants, shopping and entertainment. The property consists of two units. The first floor unit offers 3 bedrooms, 1 full tile bathroom, very large, comfortable living area, Kitchen with updated appliances, and granite countertops, large dining area and patio. The second floor offers 3 bedrooms and 1 newly renovated, high end full bath. It has a large, private balcony and an eat-in kitchen. There is a utility area with washer & dryer, large backyard, and an enclosed outdoor shower that is shared between the 2 units. There are separate electric meters for both units and both units have brand new natural gas baseboard heat along with a brand new tankless hot water heater to allow year-round comfort. In the back yard you will find a detached single garage and driveway for off-street parking (easement in place for this shared access). Plumbing replaced with copper tubing throughout, some windows (mostly upstairs) replaced about 15 years ago, roof redone 9 years ago, ceiling fans downstairs are newer, some electric has been upgraded, the entire exterior was painted in 2023, the garage roof was new in 2022, the dormers have newer siding and roofs, sewer line was replaced to second floor, and more. Sellers rented the top floor for the 2023 season for \$35,000 and Airbnb the 1st floor unit for \$650 per night during prime weeks. Don't miss your opportunity for renting 2 units for maximum return or occupying one yourself or a summer down the shore while having renters pay your mortgage. A one year home warranty is included!

### PROPERTY DETAILS

Ask for Sean McCallis  
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