



**421 Leaming  
 Wildwood, NJ 08260**

**Asking \$590,000.00**



**COMMENTS**

Own your own home at the Jersey Shore in the desirable Regatta Club located near Wildwood's Marina District! This 3 bedroom, 2 full bathroom condo is within walking distance of the marina, shopping, waterfront restaurants including Urie's and Beach Creek, as well as Mudhen Brewery and Dogtooth. Enjoy the summer breeze from one of your 2 private deck areas. This community features a heated pool and hot tub. Relax in the shade in one of the 2 gazebos. This condo is located on the first floor above the garage and has a sunny and bright open floor plan with a laundry room, kitchen, dining area and living room with sliders leading out to the front deck. The master bedroom has access to the back deck, as does one of the other 2 bedrooms. There is a 2 car garage, along with one driveway space, allowing off-street parking for 3 vehicles, as well as additional storage space. This unit has never been rented, but the association does allow rentals with a minimum of 7-night stay. Condo fee includes exterior and flood insurances, common area maintenance and landscaping. Property is being sold partially furnished - a list of exclusions can be provided. Don't miss this one! Call for a private showing today!

**PROPERTY DETAILS**

| UnitFeatures        | ParkingGarage     | OtherRooms           | AppliancesIncluded |
|---------------------|-------------------|----------------------|--------------------|
| Wall To Wall Carpet | Garage            | Living Room          | Range              |
| Tile Floors         | 3 Car             | Kitchen              | Oven               |
| Laminate Flooring   | Attached          | Dining Area          | Microwave Oven     |
|                     | Assigned Parking  | Laundry/Utility Room | Refrigerator       |
|                     | Concrete Driveway | Storage Space        | Washer             |
|                     |                   |                      | Dryer              |
|                     |                   |                      | Dishwasher         |



Ask for John Sweeney  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email: jjs@bergerrealty.com

