

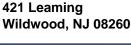


Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076



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Asking \$575,000.00











## **COMMENTS**

\*\*\$14,400 Credit being offered to the buyer to cover 3 years worth of the condo assessment.\*\* 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 Wall To Wall Carpet Tile Floors

Laminate Fooring

ParkingGarage OtherRooms Living Room Garage 3 Car Kitchen Attached Dining Area Assigned Parking Laundry/Utility Room Copactet for ivenumen Green rage Space

Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076

Collimpail to: Img@betgetratealty.com Central Air

Ceiling Fan

AppliancesIncluded

Microwave Oven

Refrigerator

Washer Drver

Range

Oven