

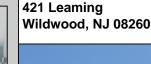


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



info@bergerrealty.com





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 ParkingGarage OtherRooms AppliancesIncluded Wall To Wall Carpet Living Room Garage Range Tile Floors 3 Car Kitchen Oven Laminate Fooring Attached Dining Area Microwave Oven Assigned Parking Laundry/Utility Room Refrigerator Coparte Orivovas Parterage Space Washer Drver

Berger Realty Inc 1330 Bay Avenue, Ocean City

Call: 609-391-1330

Heating Co-Dimpail to: lsp@be\*Inget/Natality.com
Gas Natural Central Air Gas

Forced Air Ceiling Fan

Sewer City

