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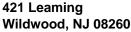












Asking \$575,000.00



## 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		
ParkingGarage	OtherRooms	AppliancesIncluded
Garage	Living Room	Range
3 Car	Kitchen	Oven
Attached	Dining Area	Microwave Oven
Assigned Parking	Laundry/Utility Room	Refrigerator
COAGERTEOPTIPETYIAND BE	Storege Space	Washer
Berger Realty Inc		Dryer
1330 Bay Avenue, Ocean City Call: 609-391-1330		
Cobingail to: pjb@be	eropetwaealty.com	454
Central Air	Gas	City
Ceiling Fan		
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	ParkingGarage Garage 3 Car Attached Assigned Parking CoAskt@AriPetvikip Be Berger Realty In 1330 Bay Avenu Call: 609-391-13 CoEimgail to: pjb@be Central Air	Garage Living Room   3 Car Kitchen   Attached Dining Area   Assigned Parking Laundry/Utility Room   CoAcskt@OriPetWittp Befturetie Space   Berger Realty Inc   1330 Bay Avenue, Ocean City   Call: 609-391-1330   CoEimpail to: pjb@bertget/realty.com   Central Air Gas