

# Berger Realty

Since 1928



**Berger Realty, Inc**  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



**421 Leaming  
Wildwood, NJ 08260**

**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	Garage	Living Room	Range
Tile Floors	3 Car	Kitchen	Oven
Laminate Flooring	Attached	Dining Area	Microwave Oven
	Assigned Parking	Laundry/Utility Room	Refrigerator
	Condo Driveway	Storage Space	Washer
			Dryer
			Gas
			Central Air
			Ceiling Fan



City

**Ask for Sheila Baran**  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330

Email to: [sdb@bergerrealty.com](mailto:sdb@bergerrealty.com)

