



**5001 New Jersey  
 Wildwood, NJ 08260**

**Asking \$248,900.00**



**COMMENTS**

YEAR ROUND ONE BEDROOM CONDO WITH POOL FOR \$250,000! This top floor unit at Holly Beach Condominiums offers incredible value. You'll love the corner location, offering a more privately situated outdoor seating area. The living room is a nice size, there is a well-appointed kitchen, full tile bath with tub, and bedroom with closet. It's the little things that really make appreciating this unit so easy - like a storm door so you can enjoy the fresh air and a breeze, ceiling fans throughout the condo and air conditioning for summer comfort. Year-round use is offered with electric baseboard heat and an in-wall heating unit. Amenities at Holly Beach Condominiums include a swimming pool, sun deck with tables with umbrellas and barbecues, outside shower, clothesline and assigned 1 car parking for this unit, as well as FREE laundry facilities for owners conveniently located to this condo. Now let's talk about the location ... the Holly Beach is within four blocks to the beach and boardwalk, and it is within close proximity to restaurants and taverns such as Dog Tooth and Mud Hen, shopping at Acme, CVS, Walgreen's, ice-cream parlors, miniature golf and fun night life - what a spot! This is a pet friendly association for owners only (tenants are not permitted to have pets). The condo fees are currently \$208 per month and include water, sewer, exterior insurances for fire, flood and liability, hot water, pool maintenance, trash and recycling, and funding for reserves. Please note rentals cannot run for more than 21 consecutive days, so owners cannot rent by the season or year-round and no more than 4 occupants are permitted in this condo - however, there are NO restrictions on personal use, there is no requirement to rent and there is no on-site rental management. This is a great investment opportunity, and it shows - what a nice unit and building, and so reasonably priced! If you are looking for an AFFORDABLE year round shore get-a-way were your opportunity. Easy to show, call today!



**Ask for Chris Warren**  
 Berger Realty, Inc.  
 3160 Asbury Avenue, Ocean City  
 Parking Garage  
 Call: 609-399-0076  
 Email: cwarren@bergerrealty.com  
 Concrete Driveway

**PROPERTY DETAILS**

1 Bedroom  
 1 Bath  
 Heating: Electric Baseboard  
 Cooling: Wall Air Conditioning  
 Gas



Water  
 City

Sewer  
 City