

# Berger Realty

Since 1928



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



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 opportunity, and it shows - what a nice unit and building, and so reasonably priced! Ask for Michael Walkersen, Easy to show, call today!



Ask for Michael Walkersen  
Berger Realty, Inc.  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email: michael@bergerrealty.com  
Concrete Driveway

## PROPERTY DETAILS

1330 Bay Avenue, Ocean City  
Parking Garage  
1 Bedroom  
1 Bathroom  
Assigned Parking  
Heating  
Electric  
Baseboard

Cooling  
Wall Air Conditioning  
Gas



Water  
City

Sewer  
City