

**323 Oak**  
**Wildwood, NJ 08260**

**Asking \$939,900.00**



**COMMENTS**

Welcome to Wildwood's first true luxury experience located BEACHBLOCK at this exquisite residence which is literally steps to the beach and boardwalk, and within easy walking distance to all that Wildwood has to offer. This one-of-a-kind, fully poured concrete and concrete block structure from top to bottom will provide unparalleled strength and stability. Pre-cast concrete ceilings and floors will provide a level of noise reduction and wind resistance that is unmatched. The open-concept floor plan harmonizes modern design with the natural beauty of the coastal surroundings. Savor ocean views from the large private deck, with plenty of room for a table/chairs and lounge furniture, allowing you to easily incorporate the outside and inside, plus a large storage closet on the deck is included. At approximately 1800 sq feet interior space plus approximately 200 sq feet of private deck space, this condo ensures ample space for both relaxation and entertainment with 3 generously appointed bedrooms and 3 luxuriously crafted bathrooms. High ceilings enhance the sense of grandeur, providing a canvas for your coastal-inspired lifestyle. Enjoy a chef's dream kitchen, featuring top-of-the-line appliances, custom cabinetry, and pristine stone countertops, perfect for hosting intimate gatherings or preparing large family meals. No detail is spared, including wide plank hardwood floors throughout, custom lighting fixtures, meticulously crafted millwork, and marble and porcelain bathroom finishes with glass enclosures. Enjoy exclusive elevator access to the rooftop deck that is perfect for viewing Friday Night Fireworks and listening to concerts on the beach. Each unit will have a large storage room that is perfect for storing beach gear, plus common bike storage on the ground level. With a state-of-the-art gated entrance to the carport, large common elevator, 13-foot ceilings in the carport with two assigned parking spots perfect for large vehicles, residents can enjoy the utmost privacy and security in this exclusive community. Taxes and Condo Fees to be determined. Property will be enrolled in Wildwood's 5-Year Tax Abatement Program.

**PROPERTY DETAILS**

|                   |                  |                      |                           |
|-------------------|------------------|----------------------|---------------------------|
| Unit Features     | Parking/Garage   | Other Rooms          | Appliances Included       |
| Handicap Features | Carport          | Kitchen              | Range                     |
| Kitchen Island    | 2 Car            | Dining Area          | Microwave Oven            |
| Hardwood Floors   | Assigned Parking | Laundry/Utility Room | Refrigerator              |
| Tile Floors       |                  | Great Room           | Dishwasher                |
|                   |                  | Storage Space        | Disposal                  |
|                   |                  |                      | Smoke/Fire Detector       |
|                   |                  |                      | Stainless Steel Appliance |
| Heating           | Cooling          | Hot Water            | Water                     |

# Berger Realty

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Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



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