



7203 Atlantic  
Wildwood Crest, NJ 08260

Asking \$459,000.00



### COMMENTS

Enjoy endless ocean breezes and sunlight in this beautiful top floor 2 bedroom, 2 full bath prime end unit with an ocean view from the dining area. All rooms have windows to make this a bright and airy shore home. Located on a corner in a highly desirable area of Wildwood Crest, the Pink Orchid Condominiums is just 1.5 blocks from the beach, close to parks, bike path, Sunset Lake, and much more! The small friendly condo association with low fees offers a beautiful pool and sundeck, tables, chairs & umbrellas, assigned parking, coin operated laundry, storage area and bike racks. Fully furnished minus a few items, this year-round turnkey unit is available for immediate summer occupancy. Use it as a year round or second home --or an investment/rental property. The living area is spacious with ceramic flooring and carpeting in the bedrooms. The roomy eat-in kitchen with a pantry features full a size refrigerator, range, dishwasher & microwave. The master bedroom suite includes a king bed and a full bath with a glass enclosed shower. The guest bedroom has twin beds. The hall bathroom has a tub and shower. The condo fee covers master building and flood insurances, water, sewer, common area maintenance, landscaping, and hot water. The association also provides pool area chairs, deck furniture including table, chairs and umbrellas. Condo dues are \$872. per quarter. There is a buy in fee of \$567.79 to be paid by the buyer. See associated documents for condo docs, seller disclosure, insurances, etc. Furnished minus TV + DVD; personal items; framed photographs.

### PROPERTY DETAILS

Parking	Garage	Other Rooms	Appliances Included	Also Included
		Living Room	Range	Blinds
		Kitchen	Microwave Oven	
		Dining Area	Refrigerator	
			Dishwasher	
			Smoke/Fire Detector	
			Hot Water	
			Other Hot Water	
		Central Air		



Sewer  
City

Ask for Patrick McKenna  
Berger Realty Inc.  
109 E 55th St., Ocean City  
Call: 609-399-4215  
Email to: mck@bergerrealty.com

