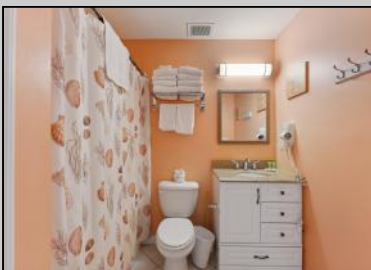




**106 Spruce**  
**North Wildwood, NJ 08260**

**Asking \$265,000.00**



### COMMENTS

It's everything you come to North Wildwood for: steps away from the Inlet Beach, fantastic pool, and all of the bars and restaurants at your fingertips...welcome to Champagne Island Resort! This 1 bedroom 1 bath condotel features a comfortable bedroom with a tv and double closet, hall bath, full kitchen, dining area with seating for 6, a spacious living room with 2 sleeper sofas and a private covered deck. Don't feel like cooking? Flip Flopz bar and grill is onsite to serve lunch and dinner. There is live entertainment and DJ's daily at the Tiki Topz bar overlooking Herefords inlet & beach area. You are in Fun Central at the Champagne Island Resort, whether walking to The Inlet, Tacos & Tequila, The North End, The Elks Club, The Moose Club, Keenan's Irish Pub, Curran's Irish Pub, Exit 0, as well as the Anglesea Pub. You will have front row entertainment for the Irish Festival, Mummer's Weekend, Bonfire on the Beach, Trunk or Treat Halloween, & Christmas and New Year's festivities. Condo fees cover liability and flood insurance, common area electric and gas, water and sewer.

### PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Tile Floors	1 Car	Living Room	Oven
Laminate Flooring	Assigned Parking	Kitchen	Microwave Oven
		Dining Area	Refrigerator
			Dishwasher
			Smoke/Fire Detector
			Stainless Steel
			Appliance



Ask for Colin Halliday  
Berger Realty Inc  
Heating 1670 Boardwalk, Ocean City  
Electric Call 609-391-0500 Cooling Central Air  
Heat Pump  
Email to: ceh@bergerrealty.com

Sewer  
City

