

# Berger Realty

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204 Denver  
Wildwood Crest, NJ 08260

Asking \$880,000.00



## COMMENTS

Impeccable & Ideal! Welcome to 204 E Denver Avenue in Wildwood Crest situated in the perfect location, 2 blocks to the beach and 2 blocks to Sunset Lake! This immaculate duplex offers off street parking, double hung, vinyl replacement windows, newer flooring, freshly painted and views from either direction. Each unit is just over 1,000 sq. ft offering 3 bedrooms, large living room, eat in kitchen, laundry/mud room, front porch and driveway. Lower unit has been the season rental with welcoming covered front porch, light and bright living room with neutral walls/floors, pull out/sleeper couch, love seat, wicker chairs, tv, console and sleeps 8. Impressive eat in kitchen with table for 6, plenty of cabinetry, counterspace, luxury vinyl flooring and ceiling fan. Laundry/mud room with oversized closet leads to the fenced in rear yard and outdoor shower. 3 nice sized bedrooms and retro bathroom complete with original tilework and tub. Same floor plan in 2nd floor unit with updated kitchen featuring expansive island with granite top seating for 5, pull down attic stairs for additional storage plus front and rear decks! Separate meters for natural gas and electric. Central air, forced heat, public water and sewer. Rear yard enclosed with a 6 ft privacy vinyl fence, storage shed and recently refreshed outdoor shower. Property sold furnished in as-is condition. Rent one, rent both or don't rent either, the choice is yours! Own a piece of "The Wildwoods" World renowned for Boardwalk—Beaches—Festivals ??

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	AlsoIncluded
Deck	2 Car	Living Room	Curtains
Fenced Yard		Eat In Kitchen	Blinds
Outside Shower		Laundry/Utility Room	Furniture
Waterview			
Heating	Cooling	HotWater	
Gas Natural	Central Air	Electric	
Forced Air	Ceiling Fan	Gas	

Sewer  
Public

