



**2207 Surf**  
**North Wildwood, NJ 08260**

**Asking \$449,000.00**



### COMMENTS

Welcome to this ideal beach block year-round two bedroom one bath second floor condominium featuring an in-ground pool. This turnkey unit is in the well-maintained Bayberry Condominium Complex. The unit has an open floor plan with two spacious bedrooms and a tile shower/bath combination. The natural light from the generous number of windows in the unit gives a warm and hospitable feeling. A new HVAC was installed this spring (2024). Enjoy the summer breezes, fireworks and ocean views from the common third floor deck. Grills are located around the pool and the coin operated laundry is on the ground floor. The unit has a one car assigned space and has a pet friendly homeowners association. The 2023 rental income was \$18,832.00 and the current 2024 rental income is \$14,778.00. The owner uses the property on holiday weeks throughout the year.

### PROPERTY DETAILS

Parking	Garage	Other Rooms	Appliances Included	Also Included
1 Car		Living Room	Range	Blinds
Assigned Parking		Kitchen	Oven	Furniture
			Microwave Oven	
			Dishwasher	
Heating		Cooling	Hot Water	Water
Gas Natural		Central Air	Gas	City



Ask for Laryn Crisci  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [lrc@bergerrealty.com](mailto:lrc@bergerrealty.com)

