



**134 Leaming  
 Wildwood, NJ 08260**

**Asking \$309,900.00**



**COMMENTS**

Welcome to 134 E Leaming Ave, located in the desirable southern end of Wildwood, near Wildwood Crest. This two-bedroom, one-bath detached condo offers excellent investment potential, with weekly rentals permitted from May 15th to September 30th. The property features a spacious shared backyard with an outdoor shower, storage area, BBQ grill, and outdoor dining space. The condo association comprises only three units. Although there has historically been no official HOA fee, the association is revising its documents to implement a very low monthly or quarterly fee to cover common area insurance and maintenance. The unit also includes a deeded parking space.

**PROPERTY DETAILS**

ParkingGarage	OtherRooms	AppliancesIncluded	AlsoIncluded
Parking Pad	Living Room	Range	Drapes
	Kitchen	Oven	Curtains
		Microwave Oven	Shades
		Refrigerator	Blinds
		Washer	Rugs
		Dryer	Furniture
Heating	Cooling	HotWater	Water
Electric	Central Air	Electric	City



Ask for Jeff Thompson  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: jst@bergerrealty.com

