



208 25th  
North Wildwood, NJ 08260

Asking \$379,900.00



#### COMMENTS

ONE OF A KIND - YEAR ROUND BEACH GET-A-WAY WITH POOL AT HERITAGE CONDOMINIUMS! Visit our OPEN HOUSE Saturday, 9/14 from 12 noon - 2PM! This beautifully appointed first floor condominium is truly a must see! If you've been disappointed by the smaller motel style one bedroom units, you will LOVE the look and feel of this condo - it is so different and much larger than the others! The location of this building is ideal - just a short 2.5 block distance to the beach and boardwalk when you want to enjoy all of the fun, but far enough away from the hustle and bustle to have privacy and relaxation time. Restaurants, shopping, Morey's Pier and Waterparks, Owen's Pub, a bakery, parks and more are all easily accessible from this spot. This unit has never been rented and most owners do not rent, making it the ideal property for your personal vacation home. The layout includes a large living room, dining area, galley kitchen with tons of counter space, bedroom with two double beds and a full tile bath with access from both the living area and bedroom. Special STAND OUT features include beautiful hardwood flooring throughout, granite counter tops, stainless steel appliances, crown molding, ceiling fans with lights, and a pretty bay window in the living room. This condo will be sold with ALL furniture, most decor, and all appliances, so you can move right in and enjoy this turn key residence. The Heritage Condominiums offers so much to appreciate, including one of the largest pools for a condo association of this size, which ranges from 3' to 8' deep. There are plentiful lounge chairs, tables with umbrellas, palm plants, flowers and post lamps surrounding the fenced pool area - perfect for that evening swim when the sun goes down. The association also provides a courtyard with Weber grills and patio sets and a laundry area (owners only), a designated parking space, outside showers, bike racks and storage space for your beach items. This is a pet friendly condo association (owners only). The condo fees are \$295.56/mo. and includes flood, fire and liability insurances, water/sewer, pool expenses, trash/recycling containers and routine facilities maintenance. There is also a \$250 yearly opening fee. Don't hesitate - this is an opportunity you do not want to miss! Easy to see, call today! \*\* Square footage noted was taken from tax records and should be verified by buyer prior to purchase. \*\*

#### PROPERTY DETAILS

|                 |                   |               |                            |
|-----------------|-------------------|---------------|----------------------------|
| UnitFeatures    | ParkingGarage     | OtherRooms    | AppliancesIncluded         |
| Hardwood Floors | 1 Car             | Living Room   | Range                      |
| Tile Floors     | Assigned Parking  | Kitchen       | Microwave Oven             |
|                 | Concrete Driveway | Dining Area   | Refrigerator               |
|                 |                   | Storage Space | Dishwasher                 |
|                 |                   | 1st Floor     | Master Smoke/Fire Detector |
|                 |                   | Bedroom       | Stainless Steel Appliance  |

# Berger Realty

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