

**208 25th  
North Wildwood, NJ 08260**

**Asking \$377,500.00**



#### COMMENTS

ONE OF A KIND - YEAR ROUND BEACH GET-A-WAY WITH POOL AT HERITAGE CONDOMINIUMS! 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) and it is NOT a CONDO-TEL - there are NO restrictions on length of personal use and there is NO onsite management. The condo fees are \$325/mo. and includes flood, fire and liability insurances, water/sewer, pool expenses, trash/recycling containers and routine facilities maintenance. There is also a \$300 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

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Also Included  
Blinds  
Furniture

Heating  
Electric  
Heat Pump

Cooling  
Central Air  
Ceiling Fan

Hot Water  
Electric

Water  
City

Sewer  
City

Bedroom

Stainless  
Appliance

Steel



Ask for James Monteleone  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [jfm@bergerrealty.com](mailto:jfm@bergerrealty.com)

