

**1800 Ocean  
North Wildwood, NJ 08260**

**Asking \$459,900.00**



**COMMENTS**

Own a piece of island paradise at Surf Song Condos! Situated on the second floor, this charming condo features two bedrooms and one bathroom, recently upgraded with luxury vinyl flooring throughout. As you step inside, you're welcomed by a spacious living area that seamlessly flows into the kitchen. The kitchen is fully equipped with all the essentials, including cookware and dishes, and boasts a large granite countertop island with barstools, an undermount sink, a gas stove, a built-in microwave, a new refrigerator, and a stainless steel mini-fridge for extra beverages. Relax at the newly added coffee bar, the perfect place to enjoy your morning coffee or evening tea. The condo offers two well-sized bedrooms: the first furnished with a queen-size bed, a full-size bed, dresser, ceiling fan, and a generous closet, while the second bedroom features two full-size beds, a dresser, ceiling fan, and another large closet. For extra security, there's a private owner's closet for your personal items. The condo is tastefully furnished with modern pieces and includes a brand-new heater/air conditioner unit installed on 5/1/2024. A nearby storage closet makes it easy to keep your beach gear organized, and the complex offers plenty of amenities: two heated pools, a Jacuzzi, barbecue grills, bike racks, two elevators, and a sun deck on the fifth floor—perfect for enjoying your morning coffee or watching Friday night fireworks. On the same floor, you'll find a laundry room with coin-operated machines and a patio with picnic tables, ideal for outdoor meals and game nights. Just 250 feet from the beach and the lively boardwalk, this condo immerses you in the best of coastal living. The current owner has fully rented the condo for the summer, bringing in over \$36,000. Additionally, it rents for \$1,300 per month during the winter. The HOA fee covers common area maintenance, flood and exterior insurance, trash, water, sewer, the pools, Jacuzzi, grills, and more. There is a \$150 annual fee for WiFi and cable, though most owners handle this privately. In the future, owners will be responsible for their own electric bills. Pools are open from Memorial Day through late September. All furniture stays minus some decor on the walls and personal belongings. Don't miss your chance to own this slice of North Wildwood paradise!

**PROPERTY DETAILS**

Unit Features	Parking/Garage	Other Rooms	Appliances Included
Kitchen Island	1 Car	Living Room	Range
Laminate Flooring	Assigned Parking	Kitchen	Oven
			Microwave Oven
			Refrigerator
Also Included	Heating	Cooling	Hot Water
Blinds	Gas Natural	Central Air	Electric
Furniture	Forced Air	Ceiling Fan	

# Berger Realty

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