

# Berger Realty

Since 1928



Berger Realty, Inc.  
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4718 Atlantic  
Wildwood, NJ 08260

Asking \$635,000.00



## COMMENTS

**\*\* MOTIVATED SELLERS \*\*** Located just a short walk to the beach, boardwalk, restaurants, and more - you can literally park your car & navigate to a multitude of Wildwood :must-see! destinations on foot from this super convenient location! Unit #201 is a well maintained top-floor corner residence and is sure to please, especially with it's picturesque & panoramic ocean views. Offering a very generous floor plan with tons of open space, it is perfect for the entire family. The living area accommodates many and the dining area/kitchen offers a unique/elevated breakfast bar. Recent modifications include a new SS refrigerator as well as a new wine fridge! From the great room the OCEAN VIEW deck can be accessed, which truly provides a tranquil & serene escape from everyday life. The master bedroom is spacious & offers a large walk-in closet & private bathroom, while the two guest bedrooms provide room for the rest of the family and/or guests. A hallway full bathroom & laundry closet complete this floor plan. Unit #201 is being conveyed fully furnished & equipped (less some personals). Other amenities include central air (updated in 2022) & gas heat, and a garage that will fits two cars + an additional storage closet for bikes/beach chairs - just the icing on the cake. 2024 association upgrades include a new roof & resurfaced fiberglass decks. Owners have selectively rented this home on a part-time basis over the last few years (\$2875/ week, in season). Call today to set-up your showing!

## PROPERTY DETAILS

### Unit Features



Furniture

### Parking/Garage

Auto Door Opener  
Garage

2 Car

Asker for Ken Sedberry

Berger Realty Inc.

3160 Asbury Avenue, Ocean City

Call: 609-399-0076

Email to: kas@bergerrealty.com

Heating  
Gas Natural  
Forced Air

### Other Rooms

Living Room  
Kitchen  
Dining Area  
Laundry/Utility Room  
Storage Space

Cooling  
Central Air  
Ceiling Fan

### Appliances Included

Range  
Microwave Oven  
Refrigerator

Water

Gas

Refrigerator

Water

Gas

Refrigerator

Water

Gas

Refrigerator

Water

Gas

Refrigerator

Water

Gas

Water  
City

Sewer  
City

Water  
City

Gas