

# Berger Realty

Since 1928



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5001 New Jersey  
Wildwood, NJ 08260

Asking \$244,900.00



## COMMENTS

Welcome to your perfect coastal retreat! This adorable beach condo is nestled in Holly-Beach Condominiums, a well-maintained complex complete with a sparkling pool and a spacious sundeck with tables, chairs, umbrellas, and grills — ideal for soaking up the sun and enjoying those lazy beach days. Step inside to find a cozy and inviting space that's perfect for relaxation. This unit features new luxury vinyl plank flooring in the main area, a comfortable living area, a fully equipped galley kitchen, and a lovely bedroom that promises peaceful nights. Located just a leisurely stroll away from the beach (only three blocks!) and surrounded by a variety of delightful local restaurants, you'll have everything you need right at your fingertips. This year-round unit's condo fees are very affordable at \$208 per month and include water, sewer, exterior hazard/flood/liability insurances, pool maintenance, trash and recycling, and funding for reserves. Outside shower, free laundry facility for owners, and assigned parking spot complete the convenience of this condo building. Whether you're looking to unwind by the pool, explore local dining options, or take a stroll along the sand, this condo offers the perfect home base for your beach adventures. Don't miss your chance to own an affordable slice of paradise! Schedule a showing today!

## PROPERTY DETAILS

ParkingGarage	OtherRooms	AppliancesIncluded	AlsoIncluded
1 Car	Living Room	Oven	Furniture
Assigned Parking	Kitchen	Microwave Oven	
		Refrigerator	
		Smoke/Fire Detector	



Ask for James P. Monroe  
Berger Realty Inc  
Cooling  
109 E 55th St, Ocean City  
Wall Air Conditioning  
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