

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



2510 Atlantic  
North Wildwood, NJ 08260

Asking \$289,777.00



## 2510 ATLANTIC AVENUE #106

### The Erin Shores North Wildwood

#### COMMENTS

Beautifully Renovated YEAR ROUND condominium at the much Sought after Erin Shores Condominiums. This Well maintained association is NOT a condotel and does not have the restrictions that the new properties do. Unit 106 offers some perks. Being a First Floor Pool View property, you will not need to worry about lugging your groceries and bags up a flight of stairs. You may also stroll be able to keep an eye on your kids from your front porch as well. Very convenient for the elderly, those that have difficulty with stairs and those aforementioned kids. The owners have taken care in upgrading their property. The Luxury Vinyl flooring that mimics the look of wood is perfect to protect the property from the sand and water that tends to be brought home from the beach and pool. It also runs the length of the home from the Living room, through the kitchen and Bedroom. The White Kitchen cabinets are a recent renovation and are exquisitely accented by the Butcher Block style countertops. The Tile Backsplash finishes off a perfect Beach feel. Please note many of the owners have taken out the Stove tops to extend their counter tops. Seller is willing to install a new cooktop if desired. The Bedroom is tastefully furnished With Queen Bed But should be able to fit 2 Fulls or a Queen and a twin. Unit 106 has the Last Parking spot on 26th St Side of the complex. While this may not seem worth mentioning, it is a premium spot. There is a Corner Buffer that allows for quite a bit more parking space than 95% of the units. The Erin Shores offers Multiple Heated Pools, onsite laundry, grilling areas and sunbathing decks. There are no pending assessments that remain unpaid by seller. The Condo fee includes Master Flood and Liability insurances, water, sewer, pool and monies towards reserves.

#### PROPERTY DETAILS

Ask for Dawn Warren  
Berger Realty Inc.  
3160 Asbury Avenue Ocean City  
Call: 609-399-0076

Email to: dew@bergerrealty.com  
Forced Air  
Heat Pump

Appliances Included  
Fridge  
Dishwasher  
Washer/Dryer



Water  
City

Sewer  
City