

**5301 Atlantic  
Wildwood, NJ 08260**

**Asking \$320,000.00**



#### COMMENTS

PERFECT LOCATION, POOL, PARKING & MORE! This adorable top floor one bedroom, one bath condominium is situated just 1 short block to the beach and boardwalk - what a spot! The condo complex is well maintained with a heated pool, and is in a very desirable location on the corner of Atlantic and Hildreth Avenues, within a few blocks or less to food and convenience stores, fabulous casual and upscale restaurants, mini golf, ice cream parlors and so much more - and just one block from Wildwood Crest! The living room with easy to maintain laminate flooring leads to a cheery kitchen. Down the hall there is a generous size bedroom and a full tile bathroom with a tub. The bathroom was renovated in 2024 and the laminate flooring was installed in 2023. There is a closet in the hallway, great for extra storage or to lock up your personal items when renting. The condo is nicely appointed with great furnishings and decor, which are included with the sale. Enjoy the deck space in front of the unit, as well two new BBQ grills and picnic table, and 2nd level sun deck by the pool. The building is open for year round use and the condo has forced air heat and central air that would allow year enjoyment of the Wildwoods during all seasons. Some of the amenities include a heated pool, one car assigned parking, and a coin-op laundry room with storage space for beach gear. The condo fee is \$900/qtr. and covers the cost of common gas for hot water, water, sewer, exterior insurances for flood, fire and liability, common area electric, BBQ grills and routine maintenance items. This is an ideal condominium for personal use or investment. Come see it today, you won't be disappointed - at such an affordable price point, this one offers everything you need and want! \*\* Please NOTE: Square footage was quoted from the tax records and should be verified by Buyer prior to purchase. \*\*

#### PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Laminate Flooring	1 Car	Living Room	Range
	Assigned Parking	Kitchen	Refrigerator
	Concrete Driveway	Dining Area	Dishwasher
		Storage Space	
AlsoIncluded	Heating	Cooling	HotWater
Blinds	Electric	Central Air	Gas
Furniture	Forced Air	Electric	
	Heat Pump		
Water	Sewer		
City	City		

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Ask for Barbara Varacalli  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [bav@bergerrealty.com](mailto:bav@bergerrealty.com)

