



**313 Glenwood  
 Wildwood, NJ 08260**

**Asking \$183,000.00**



**COMMENTS**

Are you seeking a turn-key investment opportunity, one that's been beautifully updated and near the beach? Check out Unit 209 at the Sunflower Beach Resort. This super cute efficiency unit is on the top floor looking out over the pool deck. The unit is freshly painted and features luxury vinyl plank flooring throughout. Tile back splash in the kitchen and tile surround porcelain tub in the bathroom. The Sunflower Beach resort is just a block and 1/2 to the beach and famous Wildwood Boardwalk. You'll also find the Dog park located off the boardwalk right off Glenwood Ave! Head a few blocks over to Pacific Avenue where you'll find Restaurants, bars and the J Byrne Plaza with outdoor festivals. The property has on-site management; however, you're not required to use them or go into a rental pool. You can rent on your own or use it for yourself as often as you'd like. Now's the time to get in and start securing your rental income for 2025. Each Unit is getting New exterior chairs and Lounge chairs on the Sundeck. HOA Covers Water, Sewer, All electric, Wi-Fi/Internet and Building Insurance.

**PROPERTY DETAILS**

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Laminate Flooring	1 Car Assigned Parking	Kitchen	Microwave Oven Refrigerator Cooktop

AlsoIncluded	Heating	Cooling	HotWater
	Space/Wall/Floor	Wall Air Conditioning	Electric



Ask for Matthew Bader  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: mhb@bergerrealty.com  
 http://www.BADERCOLLINS.com

