

**301 Leaming  
Wildwood, NJ 08260**

**Asking \$634,900.00**



**COMMENTS**

GREAT LOCATION, OCEAN VIEWS & PRICED TO SELL! They say in real estate location is everything and this unit delivers! It's perfect for an investment property or a second home, situated just two blocks from the border of Wildwood Crest, one short block to the beach and Boardwalk, and within close proximity to wonderful casual and fine dining restaurants, ice cream parlors, mini golf and more. This NEVER RENTED top floor three bedroom, two bath condominium is spacious and beautifully maintained and ready for you to use this summer. The great room with cathedral ceilings feels open and airy and is ideal for shore living and entertaining. Enjoy a kitchen with bright white cabinetry and prep island, living room with sliders that lead out to a private deck with plenty of room for a table with chairs and great ocean views. The guest bedrooms are generously sized, and the primary bedroom is spacious and has a private bath. There is also a hall bath with tub for guests, a laundry closet with washer and dryer for your convenience and storage closet. This unit can accommodate all your guests comfortably with an additional sleeping space in the living room with a queen pullout sectional, and dining table that extends to seat 8 people comfortably. A large two car garage and OVERSIZED storage room offer plenty of room for your vehicles, beach chairs, bikes and beach items. There is also one extra parking spot that belongs to the association, which can be used by any unit owner on a first come, first served basis. The HOA fees are affordable at \$1200/quarter. The unit will be sold furnished, less personal items. The central air for this unit is about 5 years old and the roof of the building was replaced in April of 2024. PLEASE NOTE: The square footage and year built above is quoted from the tax records and should be verified by the buyer prior to purchase. Don't wait, it won't last long!

**PROPERTY DETAILS**

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Kitchen Island	Garage	Living Room	Range
Cathedral Ceiling	2 Car	Kitchen	Microwave Oven
Tile Floors		Eat In Kitchen	Refrigerator
Laminate Fooring		Dining Area	Washer
		Storage Space	Dryer
			Dishwasher
			Smoke/Fire Detector
AlsoIncluded	Heating	Cooling	HotWater
Curtains	Gas Natural	Central Air	Gas
Blinds	Forced Air	Ceiling Fan	
Furniture			

# Berger Realty

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