



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



info@bergerrealty.com



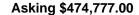














## 208 E 25TH AVENUE #201 NORTH WILDWOOD

## The Heritage Condominiums

## **COMMENTS**

The Creme de la Creme of 2 Bedrooms in North Wildwood. Featuring Stainless Steel Appliances, Granite Countertops, Forced Air Heating and Cooling, Hardwood Floors, Tiled Bathrooms and one of the Largest Pool areas of any condo association of this size. This pool is surrounded by pavers, has a depth up to 8 feet, and has chaise lounge chairs and umbrella\'d tables for use of the owners. There is also a designated pavered grill area with seating as well. This condo is being sold furnished. Condo Fee INCLUDES: Flood and Liability Insurance, Water & Sewer, Condo Maintenance, Pool expenses, Trash, Gas and Electric for common areas. There is a Yearly \$300 Pool opening Fee. There are no restrictions regarding owner usage at this Immaculate Condominium Association. The association does require a minimum of 2 week rental for anyone looking to use this property as an investment. The goal is to ensure owners the ultimate home away from home. This tax records state that this property is 702 sq feet, making this one of the largest units of its kind in North Wildwood. Property was previously Apartments and is not considered a Condotel. There is no longer an additional 10% on top of Condo fee as stated in Seller Disclosure

## PROPERTY DETAILS

UnitFeatures Hardwood Floors ParkingGarage 1 Car Assigned Parking OtherRooms Living Room Kitchen Dining Area Pantry

Ask for Carole Leffreat Room
Berger Realty Inc

Heating E 55th St., Ocean City Forced Air Call: 609-399-4211 Email to: cll@bergerrealty.com

Sewer City AppliancesIncluded Range Oven

Microwave Oven Refrigerator

Dishwasher

