



**1000 Kennedy  
North Wildwood, NJ 08260**

**Asking \$445,000.00**



#### COMMENTS

**DIRECTLY ACROSS FROM THE BEACH WITH A POOL, ELEVATOR & OCEAN VIEWS!** The Roman Holiday offers a resort like vibe with fantastic amenities and a perfect location, right at the beach and only 6 blocks from where the boardwalk begins. The best part is that this is not a property that is subject to the condo-tel ordinance - you can use this unit for personal use as much as you want, or rent it - the choice is yours! This third floor condo offers direct ocean views from inside and out. The spacious living and dining area is open to the modern kitchen appointed with granite countertops, gas range top, microwave and refrigerator. This space has tile floors throughout. There are two bedrooms and two bathrooms - the first spacious bedroom has two double size beds and the second has a king size bed and its own private bath, with a direct entrance outside. The hall bath has a full tub. There is nothing this unit needs but for you to move right in and enjoy it this summer - it's being sold fully furnished too! All units have assigned parking spots - the parking space for this unit is a single, but may fit 2 vehicles stacked as shown in photos. Comfort in all months is provided with forced air central heating and air-conditioning. On-site amenities include an elevator, heated pool with waterfall, BBQ area with grills, sundeck, loungers with sunshades and on site laundry facilities. The condo fee is \$600/mo and includes ALL UTILITIES - including gas, electric, hot water, water, sewer and even cable. Should you choose to rent, there is an onsite rental management that can handle the rentals which includes maid service. However, owners are not required to rent - you can use this unit as your personal beach get-a-way all summer long if you would prefer. In fact, this owner has not rented during their ownership. Units in this building with two bedrooms have a very strong income history. This condo association is seasonal - it opens sometime in March/April and closes the end of October. The Roman Holiday is pet friendly for owners only. There is a capital contribution due at time of closing. \* Square footage taken from tax records and should be verified by buyer prior to purchase. \*

#### PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Tile Floors	1 Car	Living Room	Range
	Assigned Parking	Kitchen	Microwave Oven
		Laundry/Utility Room	Refrigerator
			Dishwasher
			Smoke/Fire Detector

AlsoIncluded	Heating	Cooling	HotWater
Blinds	Electric	Central Air	Gas
Furniture	Forced Air	Ceiling Fan	

# Berger Realty

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