

**3201 New Jersey  
Wildwood, NJ 08260**

**Asking \$839,700.00**



**COMMENTS**

Location, Location, Location! Don't miss the opportunity to own a one-of-a-kind property on the Eastside of the Island and only 3 blocks to the beach. Modern Residential top floor property built in 2006 showcases 3 well-appointed bedrooms, 2 full baths with custom tile, hardwood floors throughout, 10 ft ceilings, recessed lighting, Central air (new compressor 2024) and heat, open concept living room and kitchen, laundry area with full size washer and dryer (included), Anderson casement windows, custom window treatments, fiberglass decks with composite stairs, wrap around kitchen cabinets, stainless steel appliance, solid custom doors throughout, extra-large closets in bedrooms, En-suite bath, custom paint treatments. But wait there is more, this property consists of two move-in ready homes, each having separate entrances and both are residential. The adorable bottom unit has three entrances, new LVP and Pergo flooring, (2021) New custom front casement windows (2023), 2 bedrooms, shaker kitchen cabinets, new oven and new refrigerator (included) custom tile backsplash and range hood, Coffee station, private bath and shower room, fiberglass deck, privacy fencing, vinyl outdoor shower, quaint side yard with two outdoor vinyl sheds, brand new vinyl fencing and gate (2024), carport, concrete driveway and parking for 3 cars, stucco and stone elevation. New Vinyl Fence and gate 2024. This Eastside home is centrally located in one of Wildwoods hottest areas and walking distance to the boardwalk, beaches, (approx. 8 min. walk) amusements, restaurants, Farmer's market, Byrne Amphitheater featuring live concerts, and shops as you stroll the famous Wildwood Boardwalk. This property is perfect for a large family needing extra space, or possibly a two-family purchase. You can keep one unit for your enjoyment and rent the other for added income. This large home is surrounded by many new homes and is private with NO HOA or condo fees to worry about. Don't Miss Your opportunity to be on The Island enjoying Beach Life in this beautiful home! Easy to show Make your appointment to see this one-of-a-kind, move in ready beach retreat and close to it all! One seller is a Licensed NJ, PA real estate agent.

**PROPERTY DETAILS**

Outside Features	Parking Garage	Also Included	Heating
Patio	Carport	Blinds	Gas Natural
Deck	Parking Pad		Baseboard
Porch	3 Car		Forced Air
Fenced Yard	Concrete Driveway		
Storage Building			
Cable TV			
Sidewalks			
Outside Shower			
Security Camera			

# 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)



Cooling  
Central Air  
Ceiling Fan  
Wall Air Conditioning

HotWater  
Gas

Water  
Public

Sewer  
Public



Ask for Leon Grisbaum  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to:

