



1309 Ocean  
 North Wildwood, NJ 08260

Asking \$424,777.00



## 1309 Ocean Avenue #126 Beachblock 2 Bedroom Condo

### COMMENTS

Beach Block! Incredible opportunity to own an amazingly Rare 2 Bedroom 725 Sq feet property at the Royal Sands Condominiums located just steps to the beach and about a block to the entrance of the Boardwalk. You can enjoy everything North Wildwood has to offer within walking distance (Bike Path, Sea Wall, Entertainment, Boards and Restaurants). This home has been lovingly maintained and updated with newer cabinets, counters, backsplash and flooring. The Low Condo Fee includes, Electric, water, sewer, Flood and Liability insurance, pool/exterior maintenance, internet and Common Clubhouse area. Featuring 3 decks and a massive pool, this condo will not last long. The Exterior of this property just had some recent upgrades including decks, railings and replacing support beams. Owners are allowed Pets, but not during rental season which is approx. Mid-May until the end of Irish Weekend.

### PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Tile Floors	1 Car	Living Room	Range
Laminate Flooring	Assigned Parking	Dining Room	Oven
		Kitchen	Microwave Oven
		Pantry	Refrigerator
			Dishwasher
			Smoke/Fire Detector

Heating  
 Forced Air

Cooling  
 Central Air

HotWater  
 Gas

Ask for Ben Dundon  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Sewer  
 City  
 Call: 609-399-0076  
 Email to: bmd@bergerrealty.com

