



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



106 Spruce, Champagne Island Resort Unit 106, North  
Wildwood, NJ, 08260

Price \$250,000.00



#### PROPERTY DETAILS

Total Rooms	3
Bedrooms	1
Baths Full	1
Baths Half	0
Year Built	2008
Type	Condo
Block Number	191
Listing #	242437
Taxes	2140.00

#### COMMENTS

*It's everything you come to North Wildwood for: steps away from the Inlet Beach, fantastic pool, and all of the bars and restaurants at your fingertips...welcome to Champagne Island Resort! This 1 bedroom 1 bath condotel features a comfortable bedroom, hall bath, combined kitchen and living area, and a private covered deck. Don't feel like cooking? Flip Flopz bar and gr...*

#### PROPERTY FEATURES

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Tile Floors	1 Car	Living Room	Microwave Oven
Laminate Flooring	Assigned Parking	Kitchen	Refrigerator
			Dishwasher
			Smoke/Fire Detector
			Cooktop
			Stainless Steel
			Appliance
AlsoIncluded	Heating	Cooling	HotWater
Drapes	Electric	Central Air	Electric
Curtains	Heat Pump		
Blinds			
Furniture			
Water	Sewer		
City	City		

#### CONTACT



Ask for John Lazzara  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-442-7387  
Email to: jol@bergerrealty.com

Scan to see property page.



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



106 Spruce, Champagne Island Resort Unit 106, North  
Wildwood, NJ, 08260

Price \$250,000.00



#### PROPERTY DETAILS

Total Rooms	3
Bedrooms	1
Baths Full	1
Baths Half	0
Year Built	2008
Type	Condo
Block Number	191
Listing #	242437
Taxes	2140.00

#### COMMENTS

*It's everything you come to North Wildwood for: steps away from the Inlet Beach, fantastic pool, and all of the bars and restaurants at your fingertips...welcome to Champagne Island Resort! This 1 bedroom 1 bath condotel features a comfortable bedroom, hall bath, combined kitchen and living area, and a private covered deck. Don't feel like cooking? Flip Flopz bar and gr...*

#### PROPERTY FEATURES

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Tile Floors	1 Car	Living Room	Microwave Oven
Laminate Flooring	Assigned Parking	Kitchen	Refrigerator
			Dishwasher
			Smoke/Fire Detector
			Cooktop
			Stainless Steel
			Appliance
AlsoIncluded	Heating	Cooling	HotWater
Drapes	Electric	Central Air	Electric
Curtains	Heat Pump		
Blinds			
Furniture			
Water	Sewer		
City	City		

#### CONTACT



Ask for John Lazzara  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-442-7387  
Email to: jol@bergerrealty.com

Scan to see property page.

