



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



7701 Atlantic, Wildwood Crest, NJ, 08260

Price \$1,279,000.00



#### PROPERTY DETAILS

Total Rooms	9
Bedrooms	3
Baths Full	2
Baths Half	1
Year Built	2004
Type	Condo
Block Number	99.02
Listing #	242606
Taxes	8556.00

#### COMMENTS

*Perched on the highly desirable 4th floor of the Coastal Colors Condominiums, this exceptional unit offers not only stunning ocean views but also breathtaking sunsets that can be enjoyed from the comfort of your own private, oversized balcony. Located in the heart of Wildwood Crest, the complex sits on the largest oceanfront block on the island, offering unparalleled acces...*

#### PROPERTY FEATURES

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Handicap Features	2 Car	Living Room	Range
Fireplace	Assigned Parking	Dining Room	Self-Clean Oven
Kitchen Island	Concrete Driveway	Kitchen	Microwave Oven
Wall To Wall Carpet		Eat In Kitchen	Refrigerator
Foyer		Dining Area	Washer
Tile Floors		Pantry	Dryer
Laminate Flooring		Storage Space	Dishwasher
		Other	Disposal
			Smoke/Fire Detector
			Stainless Steel
			Appliance

AlsoIncluded	Heating	Cooling	HotWater
Drapes	Gas Natural	Air Curtain	Gas
Curtains	Forced Air	Central Air	

Shades  
Blinds  
Rugs  
Furniture  
Other (See Remarks)

Water	Sewer
City	City

#### CONTACT

Ask for James Gray Haenn  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City

Scan to see Property page.

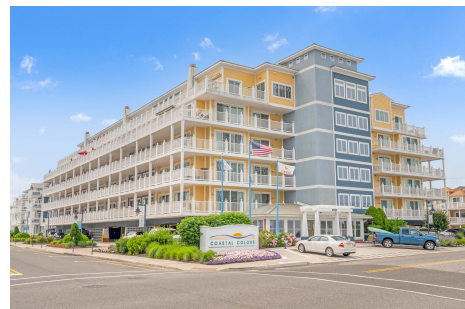


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