

**ALL FIELDS DETAIL**



<b>MLS #</b>	123583	<b>Bedrooms</b>	3
<b>Status</b>	ACTIVE	<b>Full Baths</b>	2
<b>Type</b>	Condo	<b>Lavs</b>	0
<b>Address</b>	403 E 23rd Avenue	<b>Number of Stories</b>	Two
<b>Address 2</b>	403 B - Beachview Condos - Top Floor		
<b>City</b>	North Wildwood		
<b>State</b>	NJ		
<b>Zip</b>	08260		
<b>Area</b>	North Wildwood		
<b>Class</b>	CONDO/TOWNHOUSE		
<b>Asking Price</b>	\$339,000		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>District - Township</b>	07-N. Wildwood City	<b>Agent</b>	Joseph Zarroli - (609) 402-8900
<b>Listing Office 1</b>	FASY REAL ESTATE - ISLAND REALTY GRP - Main (609) 522-4999	<b>Listing Agent 2</b>	Edward (Augie) Augsberger - (609) 338-1189
<b>Listing Office 2</b>	WEICHERT REALTORS COASTAL - Main (609) 523-1112	<b>Commission Trans Agent</b>	-0-
<b>Commission Sub Agent</b>	-0-	<b>Commission Buyers Agent</b>	3.0%
<b>Commission Var Rate Y/N</b>	N	<b>Comm. Exempt Clause Y/N</b>	N
<b>Comm. Exclusive Agency Y/N</b>	N	<b>Bonus to Selling Office</b>	None
<b>May B Sub to 3rd pty Appr</b>	Yes	<b>Owner 1</b>	
<b>Owner First Name</b>	Teddy	<b>Owner Last Name</b>	Cerra
<b>Owner 2</b>		<b>Listing Date</b>	10/23/2008
<b>Square Feet</b>		<b>Approx Year Built</b>	2007
<b>New Construction Y/N</b>	No	<b>Lot Number</b>	4
<b>Sub Lot</b>		<b>Block Number</b>	291
<b>Sub Block</b>		<b>Record #</b>	
<b>Zoned</b>	OB2	<b>Possession</b>	at closing
<b>Near</b>	Beach and Boards	<b>Unit</b>	403B - Top
<b>Rooms</b>	6	<b>Publish to Internet Y/N</b>	Yes
<b>Mapping</b>		<b>Tax ID</b>	
<b>Status Date</b>	10/24/2008	<b>Associated Document Count</b>	2
<b>Original Price</b>	\$375,000	<b>Days On Market</b>	115

**FEATURES**

<b>LOCATION</b>	<b>COMMON AREA FEATURES</b>	<b>HEATING</b>	<b>HOT WATER</b>
Beach Block	Deck/Porch	Gas Natural	Gas
<b>UNIT LOCATION</b>	Cable TV	Forced Air	<b>PARKING</b>
Top Floor	<b>APPLIANCES INCLUDED</b>	<b>SHOW INFORMATION</b>	Auto Door Opener
<b>OTHER ROOMS</b>	Range	Sign On Property	Garage
Living Room	Oven	Lockbox	2 Car
Dining Room	Self-Clean Oven	<b>WATER</b>	Attached
Kitchen	Microwave Oven	City	Concrete Driveway
Eat In Kitchen	Refrigerator	Public	Shared Driveway
Dining Area	Washer	<b>SEWER</b>	<b>FINANCING AVAILABLE</b>
Laundry/Utility Room	Dryer	City	Conventional
Great Room	Dishwasher	Public	<b>SEASONAL/YEAR ROUND</b>
Storage Space	Smoke/Fire Detector	<b>COOLING</b>	YEAR ROUND USAGE
<b>UNIT FEATURES</b>		Central Air	
Fireplace		Ceiling Fan	
Bar			
Hardwood Floors			
Wall To Wall Carpet			
Cathedral Ceiling			

**FINANCIAL**

<b>Taxes</b>	4496.48	<b>Tax Year</b>	2008
<b>Total Assessment</b>	572800.00	<b>Qualifier</b>	
<b>Mortgage Holder</b>		<b>Condo Fee</b>	250

**SOLD STATUS**

<b>How Sold</b>		<b>Contract Date</b>	
<b>Closing Date</b>		<b>Sold Price</b>	

**SOLD STATUS**

**Selling Agent 1**  
**Selling Office 1**  
**Buyer First Name**  
**Seller Paid Points**  
**Total Square Feet**  
**New Interest Rate**  
**Amount Down**

**Sell Team**  
**Buyers Name**  
**Buyer Last Name**  
**Seller Paid Closing Costs**  
**New Loan Mortgagee**  
**Variable**  
**Additional Financial Info**

**REMARKS**

SHORT SALE ALERT! Spectacular opportunity to own this top floor beachblock 3 bedroom 2 bath unit at a fraction of its assessed value. Great potential as a rental property or for personal use. Full appliance package, hardwood floors, vaulted cathedral ceilings and private front deck perfect for people watching or Friday night Fireworks!

**ADDENDUM**

Sale of Property subject to bank's approval of "Short Sale" . Property being sold "As Is Where Is". Buyer responsible for all State and Local Inspections or any Certifications required to settle. All offers submitted with a gross commission of 6% which is also subject to bank approval. Commission will be split 50/50 for cooperating Brokers. Furniture pictured is not included with the sale.

**ADDITIONAL PICTURES****DISCLAIMER**

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