

**16 Leaming  
Lower Township, NJ 08260**

**Asking \$175,000.00**



**COMMENTS**

If you have been thinking about owning "Your slice of the Beach Life" on Shawcrest Island. This one was worth the wait! This Immaculate 2016 Unit with 2 beds, and 1 bath, is a must see. Tons of Upgrades done in 2023. When you walk up, you will notice the nicely appointed Awnings, that are all around the property. the New Pavers go from front, all the way to the sitting area in the back. Step up on to the well constructed Vinyl, and Trex build Porch, that offers a wonderful sitting, and gathering area. There is also recessed lighting in the ceiling of the porch, perfect for when the sun goes down , and you just can't put the book down, and walk away from the bay breezes. Entering the home, There is brand new plank flooring from end to end. A nice living room, full Kitchen, with Granite Counter, for enjoying meals, and or conversation, and Cocktails. The Bathroom is upgraded as well with Granite counter and basin. The Walk in Shower offers great convenience, and grants more space. Central AC ,and heat controlled by the NEST system, means you can adjust the environment from wherever you are. The 2 Bedrooms are very roomy, and have nice sized closets, for the ever needed storage. Speaking of Storage, there is also an outside storage shed for all of the Island life necessities. the Beach and fishing gear will all have a spot to hang out. If Boating is your thing , slips can be rented from the main office. Welcome to 16 Leaming Ave that offers over \$60,000.00 in upgrades! Plus all NEW FURNITURE included ! Make your appointment today !

**PROPERTY DETAILS**

Exterior Aluminum Vinyl Other	OutsideFeatures Patio Deck Enclosed/Covered Patio Porch Storage Building	OtherRooms Living Room Kitchen	InteriorFeatures Smoke/Fire Alarm Vinyl Flooring Kitchen Island Security Camera
AppliancesIncluded Oven Microwave Oven Refrigerator Washer Dryer Smoke/Fire Detector	AlsoIncluded Drapes Curtains Shades Blinds Furniture Window Treatments	Heating Gas Natural Forced Air	Cooling Central Air Condition Ceiling Fan
HotWater	Water	Sewer	

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Gas- Natural

City

City



Ask for Carole Lelli  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [cll@bergerrealty.com](mailto:cll@bergerrealty.com)

