

**714 San Fernando  
Lower Township, NJ 08204**

**Asking \$949,000.00**



**COMMENTS**

714 San Fernando Rd. 'South of the Canal' is home to a sprawling rancher in a desirable area... with 3 bedrooms... the primary is a really spacious room with and updated bathroom. The hall bath has been updated too, very large living room, a home office off the living room could easily be turned into a bonus room, a partial basement 1/2 of which is finished with drywall and a tile floor, the other 1/2 is mechanical including a water softener/filtration system, sump pump, heater, hot water heater and storage area. The sun porch off the dining room is in need of repairs, has great views of nature to enjoy your morning coffee. The kitchen is small and in nice condition. The sunken family room appears to have a fireplace but is just cosmetic there isn't a chimney, back in the day it had a light up log. The 2 car attached garage has storage above it. Full attic over the entire house... the back yard is huge and mostly fenced... off set from the main house sits a detached 24 X 24 garage/workshop with a 2nd floor loft. Behind this building sits a smaller shed... Lots' of options with this lovely property! The property is an estate... some TLC to make her shine. Being sold in 'AS-IS' condition. Easy to show, put this on your list and be in by summer!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Enclosed/Covered	Garage	Living Room
	Patio	Parking Pad	Dining Room
	Fenced Yard	2 Car	Kitchen
	Storage Building	Attached	Den/TV Room
	Cable TV	Detached	Eat-In-Kitchen
		Concrete Driveway	Library/Study
			Florida Room
InteriorFeatures	AppliancesIncluded	Basement	Heating
Wood Flooring	Range	Full	Gas Natural
Smoke/Fire Alarm	Oven	Finished	Baseboard
Storage	Microwave Oven	Inside Entrance	
Wall to Wall Carpet	Refrigerator	See Remarks	
Tile Flooring	Dishwasher		
Vinyl Flooring	Smoke/Fire Detector		
Cooling	HotWater	Water	Sewer
None	Gas- Natural	Private	Private
		Well	Septic

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Ask for Cynthia Balles  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [cyn@bergerrealty.com](mailto:cyn@bergerrealty.com)

