



**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 an 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! Professional pictures coming by the end of the week.

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



Ask for Patricia Moss
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: tcm@bergerrealty.com

