

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



1113 Route 9 S  
Ocean View, NJ 08230

Asking \$749,990.00



## COMMENTS

NEW CONSTRUCTION UNDERWAY - Please call for appointment to tour! Nestled on an oversized wooded lot in the highly sought after Upper Township School District and in close proximity to the stunning beaches of Ocean City. The Hadley is a stunning new construction home plan featuring 2,628 square feet of living space, 4 bedrooms, 3 bathrooms, an upstairs loft area and a 2-car garage with side entry. Full basement included! With a roomy floor plan and flex areas to be used as you choose, the Hadley is just as inviting as it is functional! As you enter the home into the foyer, you're greeted by the flex room, you decide how it functions - a formal dining space or children's play area. The kitchen features a large, modern island that opens up to the casual dining area and living room with Fireplace, so the conversation never has to stop! Tucked off the living room is a downstairs bedroom and full bath - the perfect guest suite or home office. Upstairs you'll find a cozy loft, upstairs laundry and three additional bedrooms, including the owner's suite. \*Your new home also comes complete with our Smart Home System featuring a Qolsys IQ Panel, Honeywell Z-Wave Thermostat, Amazon Echo Pop, Video doorbell, Eaton Z-Wave Switch and Kwikset Smart Door Lock. Ask about customizing your lighting experience with our Deako Light Switches, compatible with our Smart Home System! \*\*Photos representative of plan only and may vary as built. \*\*Now offering closing cost incentives with use of preferred lender. See Sales Representatives for details and to book your appointment today!

## PROPERTY DETAILS



OtherRooms  
Living Room  
Dining Room  
Kitchen  
Eat-In Kitchen  
Dining Room  
Loft  
Laminate Flooring  
1330 Bay Avenue, Ocean City  
NJ 08226  
Call 609-391-1330  
Email to: bf@bergerrealty.com  
Laundry/Utility Room  
Loft

Heating  
Gas Natural

InteriorFeatures  
Fireplace- Gas  
Loft  
Laminate Flooring  
Cooling  
Central Air Condition

AppliancesIncluded  
Range  
Oven  
Dishwasher  
HotWater  
Gas- Natural



Water  
Well

Sewer  
Septic