



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



Asking \$575,000.00

info@bergerrealty.com















## **COMMENTS**

This charming rancher has so much to offer, starting with inside, you\'ll find an updated eat-in kitchen (2024) with all-new stainless-steel appliances, three comfortable bedrooms, and a beautifully refreshed full bathroom. Brand new French Doors lead into the primary. The one-car detached garage includes a handy bump-out for extra space, pull-down stairs to the attic, and electric service. The backyard is fully fenced and ready for outdoor fun, complete with an outdoor shower, a brand-new covered patio, and a large shed on a 14x10 concrete pad—perfect for storage or projects. A Trex deck rounds out the outdoor living space, giving you the perfect spot to relax or entertain. Recent updates include a new roof in 2021, mostly new siding, a new driveway, patio, and walkway, and a 200-amp electrical service with a new panel. The A/C was replaced in 2015, and the spacious attic has been planked, offering plenty of additional storage.

replaced in 2016	, and the spacious attichas i	been planked, offering pie	
	PROPE	PROPERTY DETAILS	
Exterior	OutsideFeatures	ParkingGarage	
Vinyl	Patio	Garage	
	Deck	Detached	
	Enclosed/Covered	Concrete Driveway	

Patio Fenced Yard Outside Shower

Basement Heating
Crans force Brent Kolmer Natural
Berger Realty Inc Forced Air
109 E 55th St., Ocean City
Call: 609-399-4211

Email to: bak@bergerrealty.com

OtherRooms Living Room Eat-In-Kitchen Laundry/Utility Room Storage Attic

1st Floor Primary

Bedroom

Cooling Central Air Condition



Gas- Natural

Water Public Sewer Public

