



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com



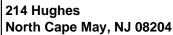


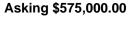














## **COMMENTS**

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 spot new to d vas e.

storage or projec	ts. A Trex deck rounds out t	the outdoor living space	e, giving you the perfect sp
to relax or enter	rtain. Recent updates includ	de a new roof in 2021	, mostly new siding, a ne
driveway, patio,	and walkway, and a 200-am	p electrical service with	h a new panel. The A/C w
replaced in 2015	, and the spacious attic has l	been planked, offering p	plenty of additional storage
PROPERTY DETAILS			
Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio	Garage	Living Room
	Deck	Detached	Fat-In-Kitchen

Concrete Driveway

Patio Fenced Yard **Outside Shower** 

Enclosed/Covered

Basement Heating Crans lo fore Yvonne Kolan Natural Berger Realty IncForced Air 3160 Asbury Avenue, Ocean City Call: 609-399-0076

Email to: ymk@bergerrealty.com

Sewer

Cooling Central Air Condition

Floor

Laundry/Utility Room

Primary

Storage Attic

Bedroom

1st



Water Public Gas- Natural Public