

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
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**116 MELINI AVE**  
**Buena Borough, NJ 08310**

**Asking \$450,000.00**



## COMMENTS

\*\*\*\*\*BRAND NEW CONSTRUCTION IS UP AND READY TO SELL 95% COMPLETE EARLY SPRING DELIVERY\*\*\*\*\* BRAND NEW CONSTRUCTION ON QUIET STREET WITH TOP QUALITY AMENITIES THROUGHOUT SPARING NO EXPENSE!! STATE OF THE ART SUPER SMART HOME HIGH EFFICIENCY APPLIANCES, GAS HEAT/AC PLUS CONTROL HVAC, LIGHTING, ETC.. FROM YOUR SMART PHONE GREAT OPEN FLOORPLAN GREAT OPEN FLOORPLAN W/ A SPACIOUS 3BR & 2.5 BA RANCHERS W/ HIGH CEILINGS, APPROXIMATELY 1800 SQ FEET-UNHEARD OF AT THIS PRICEPOINT W/ 2 CAR GARAGE IN A PRIVATE LOCATION! EXACTLY WHAT BUYERS WANT! BRING YOUR FUSSIEST BUYERS! SUPER EZ TO SHOW! PRESALE PRICING FOR THE EDUCATED AND ASTUTE BUYER! CALL FOR DETAILS! PLS SEE FLOORPLAN IN PICS AND ASSOCIATED DOCS!

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Paved Road	Attached Garage	Den/TV Room
	Porch	Auto Door Opener	Dining Area
		Two Car	Eat In Kitchen
			Great Room
			Laundry/Utility Room
			Pantry
			Primary BR on 1st floor
			Recreation/Family
			Storage Attic
InteriorFeatures	AppliancesIncluded	Basement	
Carbon Monoxide Detector	Dishwasher	Crawl Space	
Kitchen Center Island	Gas		
Smoke/Fire Alarm	Refrigerator		
Storage	Self Cleaning Oven		
Walk In Closet	Washer		
Cooling	HotWater	Water	Sewer
Ceiling Fan(s)	Gas	Public	Public Sewer
Central	Tankless-gas		

Ask for Donna M. Drohan

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