



**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 AMENTIES THROUGHOUT SPARING NO EXPENSE!! STATE OF THE ART SUPER SMART HOME HIGH EFFICENCY APPLIANCES, GAS HEAT/AC PLUS CONTROL HVAC, LIGHTING, ETC.. FROM YOUR SMART PHONEC 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<br>Vinyl                    | OutsideFeatures<br>Paved Road<br>Porch | ParkingGarage<br>Attached Garage<br>Auto Door Opener<br>Two Car | OtherRooms<br>Den/TV Room<br>Dining Area<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room<br>Pantry<br>Primary BR on 1st floor<br>Recreation/Family<br>Storage Attic |
| Cooling<br>Ceiling Fan(s)<br>Central | HotWater<br>Gas<br>Tankless-gas        | Water<br>Public   | Sewer<br>Public Sewer   |



Ask for J.K. Hepner, III  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: jkh@bergerrealty.com

