

**23 Van Mar  
Pleasantville, NJ 08232**

**Asking \$213,900.00**



SJSRMLS

**COMMENTS**

Welcome to your perfect first home! This charming single-family property is located at 23 E Van Mar Ave in Pleasantville. With 3 bedrooms and 1 bathroom, this two-story home offers plenty of space for you and your family. The large bedrooms provide ample room for relaxation and privacy, and the bonus room can be easily converted into an office or playroom. The dining room is perfect for hosting family dinners or entertaining friends. The detached garage ensures that you have plenty of space to store your vehicles and other belongings. This property is move-in ready, but a little bit of updating could transform it into your dream home. The basement offers additional storage space or the potential for a workshop or game room. The garage conveniently backs up to a rear street, making it easy to access and exit your property. And with the large side lot, you have plenty of room for outdoor activities and gardening. But what truly sets this property apart is its unbeatable location. Nestled in a great neighborhood near Northfield, you'll have access to a wide range of amenities and attractions. For families with school-aged children, Pleasantville Northfield Schools are just a short distance away, ensuring quality education for your little ones. The local parks, such as Birch Grove Park and nearby shore beaches, offer the perfect place to relax and enjoy the great outdoors. When it comes to dining out, you'll never run out of options. Just a few minutes away, you'll find delicious eateries like Venturas Off Shore Pub, Jo-Joes Italian restaurant and Mambo Cafe. Whether you're in the mood for seafood, pizza, Italian or Spanish, you'll find it all within reach. With all of these incredible features and amenities, this property is the perfect choice for first-time homebuyers like yourself. Don't wait, seize the opportunity to make this house your home. Contact us today to schedule a viewing and start your journey to homeownership. But hurry, this opportunity won't last long!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Vinyl	Patio Paved Road Porch Porch Enclosed	Two Car	Smoke/Fire Alarm
AppliancesIncluded	Basement	Heating	Cooling
Gas Stove	6 Ft. or More Room	Head Baseboard	Ceiling Fan(s)
Refrigerator	Full Inside Entrance Outside Entrance Unfinished	Hot Water	

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



HotWater  
Gas

Water  
Public

Sewer  
Public Sewer



Ask for Sean McGinnis  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [smc@bergerrealty.com](mailto:smc@bergerrealty.com)

