

# Berger Realty

Since 1928



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

info@bergerrealty.com



**420-422 Heidelberg**  
**Mullica Township, NJ 08215**

**Asking \$475,000.00**



## COMMENTS

Great Opportunity !! Two houses on a 6 acre lot. Don't miss this opportunity to bask in the tranquility of peace and quiet and privacy on over 6 acres !! Great for 2 families with two separate homes or great investment income on one large lot. Large home is 2400 sq ft consisting of Large living room, formal dining room, 4 bedrooms, 2 bathrooms, family room on 1st floor, laundry/storage room and attached 2 car garage, Geo thermal heat and air, metal roof, hardwood and tile floors, 2 sheds, needs TLC. Plus adorable move in condition 2 bedroom home recently updated with newer kitchen, bathroom, windows, flooring, mini splits for heating and air, and tankless water heater, all appliances included. Plus metal roof and rear deck. 2 separate septic systems ,1 well for both homes, which has a acid neutralizer. Just look at all the possibilities! Plus the view! Property being Sold in AS IS Condition. Buyer responsible for CO and any inspections, certifications or repairs needed to settle .See attached photo of lot size

## PROPERTY DETAILS

Exterior Aluminum Brick	OutsideFeatures Deck	ParkingGarage Attached Garage Two Car	OtherRooms Dining Room Recreation/Family
AppliancesIncluded Dishwasher Dryer	Basement Slab	Heating Geo Thermal	Cooling Central



Ask for Ellen L. Senft  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: els@bergerrealty.com

