

# Berger Realty

Since 1928



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

info@bergerrealty.com



710 Clearview Ave  
Pleasantville, NJ 08232

Asking \$389,900.00



## COMMENTS

Welcome to this well maintained, move-in ready, two-story home, centrally located on a large 75x150 lot with unobstructed views of the Atlantic City skyline! Boasting 1,901 square feet, the house features a spacious living room, a formal dining room and a nice sized kitchen in an open layout—perfect for gatherings and entertaining. Upstairs, you'll find three generously sized bedrooms, including a master suite complete with a walk-in closet and an en-suite bathroom for added privacy. Recent upgrades include hardwood floors, a new water heater, a crawlspace with new insulation and vapor barrier for improved comfort, and a regraded driveway ensuring proper drainage during rain days. Step outside to relax on a front porch or enjoy the large back deck, surrounded by an expansive front and back yards—ideal for gardening, play, or simply unwinding outdoors. All sheds are excluded from the sale. Bring all offers and don't miss your chance to make this wonderful home your own!

## PROPERTY DETAILS

|          |                 |               |                      |
|----------|-----------------|---------------|----------------------|
| Exterior | OutsideFeatures | ParkingGarage | OtherRooms           |
| Vinyl    | Curbs           | None          | Dining Room          |
|          | Deck            |               | Eat In Kitchen       |
|          | Porch           |               | Laundry/Utility Room |
|          | Sidewalks       |               |                      |

## InteriorFeatures



|                                |             |             |
|--------------------------------|-------------|-------------|
| AppliancesIncluded             | Basement    | Heating     |
| Dishwasher                     | Crawl Space | Forced Air  |
| Ask for David P. Hadtke,       |             | Gas-Natural |
| Berger Realty Inc              |             |             |
| 109 E 55th St., Ocean City     |             |             |
| Call: 609-399-4211             |             |             |
| Email to: dph@bergerrealty.com |             |             |
| HotWater                       | Water       |             |
| Gas                            | Public      |             |

