

# Berger Realty

Since 1928



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

info@bergerrealty.com



614 Linden Ave  
Pleasantville, NJ 08232

Asking \$199,900.00



## COMMENTS

Calling all investors!! Make an offer today for this charming 3 bedroom /2 bath family home for sale on the North Side of Pleasantville, conveniently located near Route 9 (New Rd) and AC Expressway. This quaint home features an enclosed porch, an open living room and dining area floor plan with a ceiling fan, a separate eat-in kitchen with stainless steel appliances. Samsung Refrigerator that can connect to your phone with Bluetooth. This home also boasts trendy vinyl plank flooring, carpeted bedrooms and ceramic tile in bathrooms. Washer and Dryer. Kitchen leads out the back door to a spacious backyard and deck built around an above ground pool. Cement pad for a basketball goal. Lots of options to enjoy the backyard area. This home has a lot of potential. Seller is motivated to sell and sale is contingent on seller finding suitable housing. Property will be sold As-Is. Buyer acknowledges the home inspection is for informational purposes only and the seller will not pay for any repair cost. Buyer is responsible for securing all necessary certifications, including land use and certificate of occupancy, and any other inspections or certifications required in the sale transaction. As-Is Sale.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	None	Den/TV Room
	Pool-Above Ground		Eat In Kitchen

AppliancesIncluded	Basement	Heating	Cooling
	Outside Entrance	Forced Air	Ceiling Fan(s)
	Unfinished		Central



Ask for Mark Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: mkj@bergerrealty.com

Water  
Public

Sewer  
Public Sewer

