

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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5 Haverford Road  
Somers Point, NJ 08244


Asking \$395,000.00



## COMMENTS

Welcome home! Pride of the original owner shines through in this 3Br 1.5ba split level home. When entering the home, you will find the formal living space opening up to the dining area and updated kitchen with a bow window that overlooks the spacious back yard. The lower level is perfect for extra living space, in-law quarters and a bonus room/office equipped with additional closet for storage. Separate utility room and half bath are also accessible on that level. 3 bedrooms and full bath are located on the upper level. The roof is approximately 2 years old; heater is on the SJ service sentry plan for regular maintenance. Great neighborhood, convenient location that is close to shopping, schools, Ocean City, and shore points. This lovingly cared for home is a part of an estate, the buyer will be responsible for determining age of all major mechanicals. Home is being sold in AS IS condition. SHOWINGS START, Saturday 11/16, 11-1 OPEN HOUSE

## PROPERTY DETAILS

|   |  |                       |   |
|---|--|-----------------------|---|
| Exterior<br>Vinyl   | OutsideFeatures<br>Porch<br>Shed<br>Sprinkler System | ParkingGarage<br>None | OtherRooms<br>Breakfast Nook<br>Den/TV Room<br>Dining Area<br>Eat In Kitchen<br>Laundry/Utility Room<br>Storage Attic |
| <p>Ask for Patricia (Pish) Spengler<br/>Berger Realty Inc.<br/>3160 Asbury Avenue, Ocean City<br/>Call: 609-399-0076<br/>Email to: pjs@bergerrealty.com</p> |  |                       | <p>Basement<br/>Crawl Space</p>  |
| <p>Cooling<br/>Attic Fan<br/>Ceiling Fan(s)<br/>Central</p>   |  |                       | <p>HotWater<br/>Gas</p>   |



Sewer  
Public Sewer