

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



1013 New Road  
Linwood, NJ 08221

Asking \$350,000.00



## COMMENTS

Charming 3-Bedroom Rancher in Linwood, Located just a short walk to the Bike Path and Mainland Regional High School, this 3-bedroom, 2-full bath rancher offers comfortable living with convenient amenities. Located minutes to the beaches such as Ocean City and Longport as well. The home features an additional bonus room off the living room, perfect for a home office, playroom, or den. The HVAC system is only one year old, ensuring efficient heating and cooling. Outdoor features include a welcoming front porch, a spacious back deck for entertaining, a cozy fire pit, and security cameras for added peace of mind. More photos coming soon! Call for your appointment today!

## PROPERTY DETAILS

|                   |                       |                                 |                                                                                                           |
|-------------------|-----------------------|---------------------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl | ParkingGarage<br>None | OtherRooms<br>Recreation/Family | AppliancesIncluded<br>Disposal<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer |
| Basement          | Heating<br>Forced Air | Cooling<br>Central              | HotWater<br>Gas                                                                                           |



Asker: Yvonne Kuhn  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Sewer: Public Sewer  
Call: 609-399-0076  
Email to: ymk@bergerrealty.com

