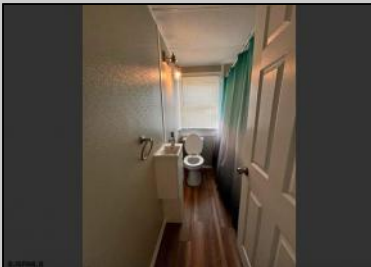


# Berger Realty

Since 1928



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



326 Leeds  
Pleasantville, NJ 08232

Asking \$223,650.00



## COMMENTS

Attention first time home buyers!! This charming 2-bedroom, 1-bathroom ranch-style home in Pleasantville, NJ, is a true gem; offering 1,033 square feet of recently updated living space for under \$225k! The home boasts a brand-new roof (installed 2 years ago), new vinyl siding (4 years old), and a new 50-gallon hot water heater. The electric system has been fully updated, ensuring peace of mind. The beautifully renovated kitchen features grey slate countertops, while the updated bathroom showcases modern finishes. The entire interior has been freshly painted, creating a bright and inviting space. A full, unfinished basement offers additional storage or future potential. Outside, the driveway accommodates 2-3 vehicles. New city water lines are in place, and the fire certification and certificate of occupancy have already been obtained, streamlining the sale process. Whether you're a seasoned investor looking for a rental property or a buyer looking for your first property, this is a rare opportunity to acquire a turn-key property in Pleasantville, NJ. Schedule your showing today!

## PROPERTY DETAILS

|                                      |                         |   |  |
|--------------------------------------|-------------------------|---|--|
| Exterior<br>Vinyl                    | ParkingGarage<br>None   | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Electric Stove<br>Refrigerator<br>Washer | Basement<br>6 Ft. or More Head<br>Room<br>Full<br>Unfinished |
| Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Window Units | HotWater<br>Gas   | Water<br>Public  |
| Sewer<br>Public Sewer                |                         |   |  |

