

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
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1026 Bartlett Dr  
Linwood, NJ 08221

Asking \$799,000.00



## COMMENTS

WATERFRONT-MEADOWFRONT-SUNSET PARADISE!!! A rare opportunity in Linwood to create a once in a lifetime estate, while subdividing off an additional oversized buildable waterfront lot. A solid house currently exists, however the inherent value is in the land, location and future potential for development including possible docks directly to Patcong Creek, deep water! While planning your dream homestead, reside in the 4-bedroom, 2 full bath Ranch w/ full-high-dry walk-out basement directly to the water!

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Wood	Deck	None	Dining Room
	Porch		Eat In Kitchen
			Laundry/Utility Room
			Library/Study
			Primary BR on 1st floor
			Recreation/Family
			Storage Attic
InteriorFeatures	Basement	Heating	Cooling
Storage	6 Ft. or More	Head Oil	Wall Units
	Room	Solar	
	Finished	Tank Above Ground	
	Full	Ask for Mark Kolmer	
	Heated	Berger Realty Inc	
	Inside Entrance	109 E 55th St., Ocean City	
	Outside Entrance	Call: 609-399-4211	
	Water	Email to: mkj@bergerrealty.com	
	Public	Public Sewer	

