

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



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 Phillip Bellucci       |                         |
|                  | Heated           | Berger Realty Inc              |                         |
|                  | Inside Entrance  | 1330 Bay Avenue, Ocean City    |                         |
|                  | Outside Entrance | Call: 609-391-1330             |                         |
|                  | Water            | Email to: pjb@bergerrealty.com |                         |
|                  | Public           | Public Sewer                   |                         |

