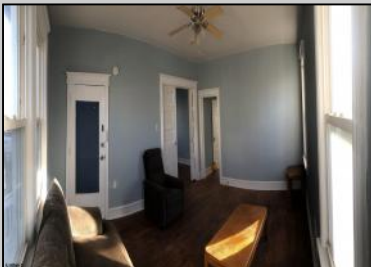


# Berger Realty

Since 1928



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



211 Abbey Lane  
Pleasantville, NJ 08232

Asking \$215,000.00



## COMMENTS

New on Market! Quaint & Cozy Bungalow style home. \$15K Grant TQB! 2 bedrooms, 1 bath, hardwood flrs, front and rear enclosed porches, gas heat, gas stove, dishwasher, refrigerator and upgraded bathroom. A full attic & partial Basement. One car detached Garage, two/three car driveway, fenced yard, back porch. Lots of windows adding bright natural light throughout. Attic can be add to living space as a finished loft. Extra space for 2nd full bath. Hardwood floors need refinishing and other minor finishes. Selling as-is, where-is. Inspections are for informational purposes. Buyer(s) are responsible for municipal requirements for certificate of occupancy and obtain certificate of occupancy. All Offers with POA/POF, Lender Pre qual. Appt only via Showingtime.

## PROPERTY DETAILS

|                  |                    |                                |                         |
|------------------|--------------------|--------------------------------|-------------------------|
| Exterior         | OutsideFeatures    | ParkingGarage                  | OtherRooms              |
| Vinyl            | Curbs              | One Car                        | Breakfast Nook          |
|                  | Fenced Yard        |                                | Dining Area             |
|                  | Patio              |                                | Laundry/Utility Room    |
|                  | Paved Road         |                                | Primary BR on 1st floor |
|                  | Porch              |                                |                         |
|                  | Sidewalks          |                                |                         |
| InteriorFeatures | AppliancesIncluded | Basement                       | Heating                 |
|                  | Dishwasher         | 6 Ft. or More                  | Head Forced Air         |
|                  | Gas Stove          | Asker Phillip Berger           | Gas-Natural             |
|                  | Refrigerator       | Berger Realty Inc              | Hot Water               |
|                  |                    | 1330 Bay Avenue                |                         |
|                  |                    | Ocean City                     |                         |
|                  |                    | Call: 609-391-1330             |                         |
|                  |                    | Email to: pjb@bergerrealty.com |                         |
|                  | Water              | Sewer                          |                         |
|                  | Public             | Public Sewer                   |                         |

