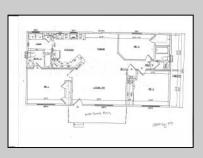




Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 ☑ info@bergerrealty.com





6414 Strand Ave Mays Landing, NJ 08330

Asking \$395,000.00



## COMMENTS

CHOOSE YOUR COLORS with this New Construction on a Private 1-Acre Wooded Lot This brand-new 1,300 sq. ft. home is set 200 feet back from the road for added privacy. Located just 5 miles from the town centers of Mays Landing and Buena, this home offers both tranquility and convenience. Home Features: 3 Bedrooms, 2 Baths Open-concept living area with a splitbedroom design 6\' x 20\' covered front porch with a saddle roof style. Energy-efficient insulation: R-50 ceiling, R-21 exterior walls, R-19 floor High-efficiency HVAC: 14+ SEER air conditioning, 92%+ gas forced hot air, high-efficiency electric hot water Interior Finishes: Sheet vinyl flooring in the kitchen, baths, and utility rooms Vinyl laminate flooring in the living room, dining area, and hallway Carpet in bedrooms Fully equipped kitchen with dishwasher, range, microwave, and refrigerator Customization Options for Approved Buyers: Choice of roof and siding colors Flooring selections with upgrade options Kitchen cabinet colors with upgrade options Granite kitchen countertops Utilities: Natural gas, overhead electric, well, and septic. This property is grandfathered in a 10-acre zone and includes an additional non-contiguous 10-acre lot nearby, offering a variety of recreational possibilities. Contact us today for more details on this rare opportunity. Financing available! Targeted date for completion of construction is August/September time frame.

PROPERTY DETAILS			
ParkingGarage	Heating	Water	Sewer
Three or More Cars	Gas-Natural	Well	Septic
	Ask for Lori McC Berger Realty In 109 E 55th St., C Call: 609-399-42 Email to: Iam@b	c Dcean City 11	