

# Berger Realty

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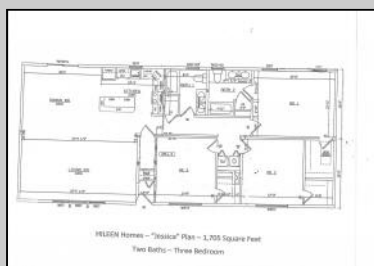
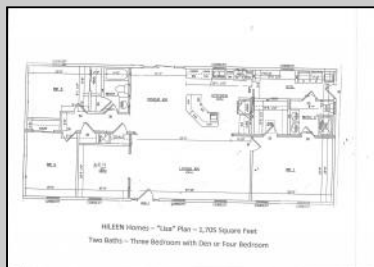
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Ocean City, NJ 08226  
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6422 Strand Ave  
Mays Landing, NJ 08330

Asking \$475,000.00



## COMMENTS

CHOOSE YOUR FLOOR PLAN AND YOUR COLORS with this New Construction on a Private 2-Acre Wooded Lot. Located just 5 miles from the town centers of Mays Landing and Buena, this 1,700 sq ft home offers both tranquility and convenience. Home Features: 4 Bedrooms, 2 Baths Open-concept living area with a split-bedroom 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 September/October time frame.

## PROPERTY DETAILS

|               |             |       |        |
|---------------|-------------|-------|--------|
| ParkingGarage | Heating     | Water | Sewer  |
| None          | Gas-Natural | Well  | Septic |



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