



**306 Pleasant  
 Pleasantville, NJ 08232**

**Asking \$245,000.00**



**COMMENTS**

Welcome to 306 W. Pleasant Avenue, this charming 2-bedroom, 2-bathroom bungalow, offering comfort, and modern updates! The home features a cozy living room with beautiful hardwood floors and a galley kitchen equipped with a refrigerator, gas stove, and dishwasher. The highlight is the extra-large family room with a wood-burning fireplace, perfect for gatherings. Both bedrooms provide ample closet space, with a full bath on the main floor (bathtub) and a second bath in the partially finished basement (stand-up shower). Recent upgrades include new central air (11/2024), a 6-month-old furnace, and a 2020 roof. The attic offers extra storage. Enjoy a spacious, fully fenced yard with a spacious gazebo and gated driveway access from the rear street. There's plenty of parking, making hosting guests a breeze. Start your mornings on the cozy front porch, sipping coffee and taking in the fresh air. Prime Location! Minutes from the Atlantic City Expressway, Garden State Parkway, and Route 9, with easy access to Atlantic City beaches, casinos, and shopping. Don't miss this move-in-ready gem—schedule your showing today!

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Porch Sidewalks	ParkingGarage None	OtherRooms Laundry/Utility Room Recreation/Family Primary BR on 1st floor
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Public Sewer

AppliancesIncluded  
 Dishwasher  
 Dryer  
 Gas Stove  
 Refrigerator  
 Washer

AlsoIncluded  
 Blinds  
 Curtains

Call for Yvonne K. Blum  
 Berger Realty Inc.  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076

Email to: ymk@bergerrealty.com

Cooling  
Electric

HotWater  
Gas

Basement  
Full  
Partially Finished

