

# Berger Realty

Since 1928



Berger Realty, Inc.  
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3950 Patricia Ct  
Hammonton, NJ 08037

Asking \$290,000.00



## COMMENTS

BRAND NEW SEPTIC SYSTEM installed!! All certs ready and completed. Don't miss this opportunity!!! Very attractive 3 bedroom rancher with closed front porch - waiting for you to call home! Desirable Mullica Township! Move in ready!!! This property has a new well & hot water heater. Interior has been updated with new vinyl flooring, carpet and paint throughout. Nice large garden window in the kitchen. Very low taxes and utility costs on this home. Location boasts a large lot (200x100 sq. foot), and a huge fenced-in backyard, great for entertaining and family fun. Possibilities are endless! Nice shed in the yard included for storage. Appealing quiet setting situated on a dead end street - no thru traffic (hard to find in this area.) Home backs to woods for privacy. Sits across a nice wooded lot and is located at a convenient location within walking distance to public transportation. Don't miss this one!

## PROPERTY DETAILS

|   |  |                         |  |
|---|--|-------------------------|--|
| Exterior<br>Vinyl   | OutsideFeatures<br>Fenced Yard<br>Porch Enclosed<br>Shed | ParkingGarage<br>None   | OtherRooms<br>Den/TV Room<br>Dining Room<br>Eat In Kitchen<br>Primary BR on 1st floor<br>Recreation/Family |
| AppliancesIncluded  | AlsoIncluded<br>Blinds                                   | Basement<br>Crawl Space | Heating<br>Gas-Natural   |
| <p>Ask for Patricia (Trish) Spengler<br/>Berger Realty Inc<br/>3160 Asbury Avenue, Ocean City<br/>Call: 609-399-0076<br/>Email to: pjs@bergerrealty.com</p> |  |                         |  |
| <p>Water<br/>Well</p>   |  | <p>Septic</p>           |  |

