

# Berger Realty

Since 1928



Berger Realty, Inc.  
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143 8th  
Estell Manor, NJ 08319

Asking \$325,000.00



## COMMENTS

Charming Ranch on 7.81 Acres in Estell Manor! \*\*\*Highest and Best Offer due by Tuesday April 22nd at 12pm\*\*\* Welcome to 143 8th Avenue — a well-maintained 3-bedroom, 1-bath ranch nestled on a spacious 7.81-acre lot in the peaceful Estell Manor countryside. Full of charm and value, this home features original oak hardwood floors throughout, a full basement, and a carport with a paved driveway. Enjoy must-have features including a Rain Soft water treatment system, an updated septic system (2011), and a cozy Fatso coal stove in the basement—perfect for those chilly South Jersey nights. Whether you're looking for room to roam, a place to start a hobby farm, or simply want your own private retreat, this property delivers. Lovingly cared for, this is truly the best home for your money in the area—don't miss the opportunity to make this slice of South Jersey paradise your own!

## PROPERTY DETAILS

Exterior Aluminum	OutsideFeatures Shed	ParkingGarage None	OtherRooms Eat In Kitchen Primary BR on 1st floor
AppliancesIncluded Dryer Electric Stove Refrigerator	AlsoIncluded Partially Furnished	Basement 6 Ft. or More Room Full Heated Plumbing Unfinished	Heating Head Forced Air Oil
<p>Water Private Well</p> <p>Ask for Evelyn "Miss" Schoneberg Berger Realty Inc. 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: <a href="mailto:ems@bergerrealty.com">ems@bergerrealty.com</a></p>			
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