



11 Garfield  
Linwood, NJ 08221

Asking \$310,000.00



## COMMENTS

OPEN HOUSE: SUNDAY, MAY 4TH, 1:00PM-3:00PM, NO SHOWINGS PRIOR TO OPEN HOUSE, DUE TO HIGH SHOWING REQUESTS/DEMAND. This 3 Bedroom 1.5 Bath Rancher in LINWOOD – Steps from Wabash Bike Path and Seaview Ave School. Perfect for Every Stage of Life! Nestled just minutes from Ocean City, this inviting ranch-style home offers a prime location with easy access to shopping, dining, and the beach. Needs work but in a gem of a location! Whether you're looking for a starter home, a cozy summer retreat, or downsizing, this property is the perfect fit. The home features hardwood floors throughout the home, Full Basement with plenty of storage space, and tool workshop. Beautiful Serene Backyard. Investors Don't miss this gem! Home is being sold, As Is, Home Inspection are for Informational Purposes Only. All Certificates and Approvals needed are Buyer's Responsibility. Please see agent remarks for additional instructions. Buyers and Agent must sign Hold Harmless Doc form before showing. Sellers Disclosure in Assoc. Docs.

## PROPERTY DETAILS

Exterior	Outside Features	Parking/Garage	Other Rooms
Cedar	Needs Work	Auto Door Opener	Dining Area
	Porch	One Car	Eat In Kitchen
	Shed		Laundry/Utility Room
			Pantry
			Primary BR on 1st floor
			Storage Attic



Central

Ask for Brent Kolmer

Also Includes Basement  
Curtains 6 Ft. or More Headboard  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: bak@bergerrealty.com

Heating



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Gas

Water  
Public

Sewer  
Public Sewer