

# Berger Realty

Since 1928



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11 Garfield  
Linwood, NJ 08221

Asking \$310,000.00

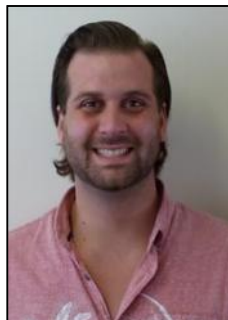


#### COMMENTS

INVESTORS ALERT! NO SHOWINGS UNTIL MAY 3RD, 2025. 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 | OutsideFeatures | ParkingGarage    | OtherRooms              |
|----------|-----------------|------------------|-------------------------|
| 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           |



Also Known As: Colin Hall  
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HotWater  
Gas

Water  
Public

Heating  
Baseboard



Public Sewer