

# Berger Realty

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**99 Holly Hills  
Somers Point, NJ 08244**

**Asking \$525,000.00**



## COMMENTS

Explore the possibilities of this single-family home across from a golf course with an in-ground swimming pool, in a desirable location. The house is perfectly situated on a large, peninsula lot. The wrap-around porch overlooks beautiful views of the tree-lined, 17th hole at Greate Bay Country Club. There are 3 bedrooms and 3 bathrooms and a semi-finished basement. The family room leads out to the swimming pool and fenced-in back yard oasis. The Primary bedroom is located on the main floor and also opens out to pool and patio. Kitchen and basement both have exit doors. \*\*\* This diamond in the rough is a fixer upper with strong upside potential in a highly desirable location \*\*\* Pool has new equipment and is professionally maintained. Additional amenities include a newer 4 year old roof, storage shed and sprinkler system & pool that are fed by no cost well water.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Fenced Yard	None	Den/TV Room
	Patio		Dining Room
	Pool-In Ground		Eat In Kitchen
	Porch		Laundry/Utility Room
	Shed		Primary BR on 1st floor
	Sprinkler System		Recreation/Family
			Storage Attic
			Workshop
InteriorFeatures	AppliancesIncluded	Basement	Heating
Skylight(s)	Dishwasher	6 Ft. or More Head Room	Gas
Storage	Dryer	Room	Central
Walk In Closet	Electric Stove	Finished	
	Microwave	Full	
	Refrigerator	Inside Entrance	
	Washer	Outside Entrance	
		Plumbing	
Cooling	Water	Sewer	
Central	Public	Public Sewer	

