| Berger<br>• Sites                                                                                                                                                                                                                                                                                                            | Realty                                                            | 310<br>Occ<br>1-877-                                                  | erger Realty, Inc.<br>60 Asbury Avenue<br>ean City, NJ 08226<br>-237-4371 / 609-399-0076<br>fo@bergerrealty.com | Berger<br>• Shee                                                                                                                                      | Realty                                                                                                          | 31<br>00<br>1-87                                                      | Berger Realty, Inc.<br>160 Asbury Avenue<br>cean City, NJ 08226<br>7-237-4371 / 609-399-0076<br>nfo@bergerrealty.com |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| 28 8                                                                                                                                                                                                                                                                                                                         | Birch, Villas, NJ, 08251                                          |                                                                       | Price \$349,900.00                                                                                              | 28                                                                                                                                                    | Birch, Villas, NJ, 08251                                                                                        |                                                                       | Price \$349,900.00                                                                                                   |
| PRO                                                                                                                                                                                                                                                                                                                          |                                                                   |                                                                       | PERTY DETAILS                                                                                                   |                                                                                                                                                       | HART AND                                                                                                        | PRC                                                                   | PERTY DETAILS                                                                                                        |
| Total Rooms<br>Bedrooms<br>Baths Full<br>Baths Half<br>Year Built<br>Type<br>Block Number<br>Listing #<br>Taxes                                                                                                                                                                                                              |                                                                   | 6<br>3<br>1<br>0<br>1962<br>Single Family<br>349<br>250640<br>2378.00 | 3<br>1<br>0<br>1962<br>Single Family<br>349<br>250640                                                           |                                                                                                                                                       | Total Rooms<br>Bedrooms<br>Baths Full<br>Baths Half<br>Year Built<br>Type<br>Block Number<br>Listing #<br>Taxes | 6<br>3<br>1<br>0<br>1962<br>Single Family<br>349<br>250640<br>2378.00 |                                                                                                                      |
|                                                                                                                                                                                                                                                                                                                              | CON                                                               | IMENTS                                                                |                                                                                                                 | COMMENTS                                                                                                                                              |                                                                                                                 |                                                                       |                                                                                                                      |
| Your Coastal Canvas Awaits! This 3-bedroom, 1-bath ranch, a cherished family home since<br>1962, is ready for your vision. Located a block and a half from the Delaware Bay beach, this<br>\"as-is\" property offers incredible potential for a modern update. Imagine the possibilities!<br>Professional photos coming soon |                                                                   |                                                                       |                                                                                                                 |                                                                                                                                                       |                                                                                                                 |                                                                       |                                                                                                                      |
| PROPERTY FEATURES                                                                                                                                                                                                                                                                                                            |                                                                   |                                                                       |                                                                                                                 | PROPERTY FEATURES                                                                                                                                     |                                                                                                                 |                                                                       |                                                                                                                      |
| Exterior<br>Vinyl                                                                                                                                                                                                                                                                                                            | OutsideFeatures<br>Patio<br>Deck<br>Fenced Yard<br>Outside Shower | ParkingGarage<br>2 Car<br>Stone Driveway                              | OtherRooms<br>Living Room<br>Eat-In-Kitchen                                                                     | Exterior<br>Vinyl                                                                                                                                     | OutsideFeatures<br>Patio<br>Deck<br>Fenced Yard<br>Outside Shower                                               | ParkingGarage<br>2 Car<br>Stone Driveway                              | OtherRooms<br>Living Room<br>Eat-In-Kitchen                                                                          |
| InteriorFeatures<br>Laminate Flooring                                                                                                                                                                                                                                                                                        | AppliancesIncluded<br>Range<br>Oven<br>Washer<br>Dryer            | Basement<br>Crawl Space                                               | Heating<br>Gas Propane                                                                                          | InteriorFeatures<br>Laminate Flooring                                                                                                                 | AppliancesIncluded<br>Range<br>Oven<br>Washer<br>Dryer                                                          | Basement<br>Crawl Space                                               | Heating<br>Gas Propane                                                                                               |
| Cooling<br>Ceiling Fan                                                                                                                                                                                                                                                                                                       | HotWater<br>Electric                                              | Water<br>City                                                         | Sewer<br>City                                                                                                   | Cooling<br>Ceiling Fan                                                                                                                                | HotWater<br>Electric                                                                                            | Water<br>City                                                         | Sewer<br>City                                                                                                        |
| CONTACT                                                                                                                                                                                                                                                                                                                      |                                                                   |                                                                       |                                                                                                                 | CONTACT                                                                                                                                               |                                                                                                                 |                                                                       |                                                                                                                      |
| Berger Realty Inc<br>3160 Asbury Ave.<br>Ocean City, NJ 08226<br>Call: (609) 399-0076<br>Email to: info@bergerrealty.com<br>Web: www.bergerrealty.com                                                                                                                                                                        |                                                                   |                                                                       | Scan to see Property page.                                                                                      | Berger Realty Inc<br>3160 Asbury Ave.<br>Ocean City, NJ 08226<br>Call: (609) 399-0076<br>Email to: info@bergerrealty.com<br>Web: www.bergerrealty.com |                                                                                                                 |                                                                       | Scan to see Property page.                                                                                           |