

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



332 Van Sant Ave., Linwood, NJ, 08221

Price \$459,900.00

### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 8             |
| Bedrooms     | 3             |
| Baths Full   | 1             |
| Baths Half   | 1             |
| Year Built   | 1935          |
| Type         | Single Family |
| Block Number | 100           |
| Listing #    | 589694        |
| Taxes        | 8061.00       |



### COMMENTS

*This beautifully updated two-story home is located on a quiet, family-friendly street just steps to bike path and schools. It features two bedrooms upstairs, plus a versatile sunroom on the first floor that can easily function as a third bedroom or home office. There's a full bathroom on the upper level and a convenient powder room on the main floor. The dry, unfinished...*

### PROPERTY FEATURES

|                                                                                                                  |                                                                                                                                                        |                                  |                                                                                |
|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------------------------------------------------|
| Exterior<br>Wood                                                                                                 | OutsideFeatures<br>Curbs<br>Deck<br>Fenced Yard<br>Outside Shower<br>Paved Road<br>Shed<br>Sidewalks<br>Sprinkler System<br>Enclosed Outside<br>Shower | ParkingGarage<br>None            | OtherRooms<br>Dining Room<br>Laundry/Utility Room<br>Storage Attic             |
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Cedar Closet<br>Storage<br>Smoke/Fire Alarm<br>Walk In Closet | AppliancesIncluded<br>Disposal<br>Dishwasher<br>Dryer<br>Gas Stove<br>Refrigerator<br>Self Cleaning Oven<br>Washer                                     | AlsoIncluded<br>Blinds<br>Shades | Basement<br>6 Ft. or More Head<br>Room<br>Full<br>Heated<br>Masonry Floor/Wall |
| Heating<br>Forced Air<br>Gas-Natural<br>Multi-Zoned<br>None                                                      | Cooling<br>Central<br>Multi-Zoned                                                                                                                      | HotWater<br>Gas                  | Water<br>Public                                                                |
| Sewer<br>Public Sewer                                                                                            |                                                                                                                                                        |                                  |                                                                                |

### CONTACT

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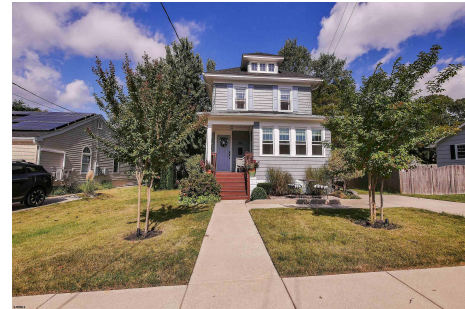


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| Sewer<br>Public Sewer                                                                                            |                                                                                                                                                        |                                  |                                                                                |

### CONTACT



**Ask for Rodman Pierce**  
**Berger Realty Inc**  
**109 E 55th St., Ocean City**  
**Call: 609-425-8862**  
**Email to: [rpp@bergerrealty.com](mailto:rpp@bergerrealty.com)**

Scan to see Property page.



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