

# Berger Realty

Since 1926



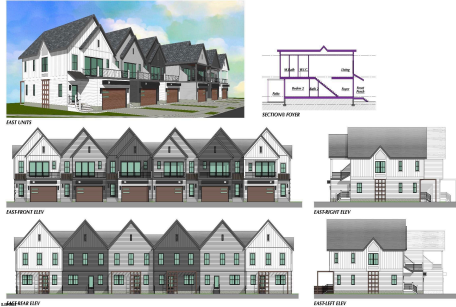
Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



31 Creek, Linwood, NJ, 08221

Price \$859,900.00

### PROPERTY DETAILS



|              |               |
|--------------|---------------|
| Total Rooms  | 11            |
| Bedrooms     | 4             |
| Baths Full   | 2             |
| Baths Half   | 1             |
| Year Built   | 2025          |
| Type         | Single Family |
| Block Number | 1             |
| Listing #    | 591279        |
| Taxes        |               |

### COMMENTS

**Potential Incentives: Get a 2% rate reduction for the first two years (from today's rate of 7%) with our seller paid buydown program! At completion of buydown period, your interest rate will adjust to 7% (using the above example of today's 7% rate). This is subject to lender approval and buyer qualification. Example: Year 1-5%, Year-2 6% Year-3 7% Sellers may have the ...**

### PROPERTY FEATURES

|                       |                    |                  |                      |
|-----------------------|--------------------|------------------|----------------------|
| Exterior              | OutsideFeatures    | ParkingGarage    | OtherRooms           |
| See Remarks           | Curbs              | Attached Garage  | Breakfast Nook       |
| Vinyl                 | Deck               | Auto Door Opener | Dining Area          |
|                       | Patio              | Two Car          | Eat In Kitchen       |
|                       | Paved Road         |                  | Laundry/Utility Room |
|                       | Porch              |                  |                      |
|                       | Sidewalks          |                  |                      |
|                       | Sprinkler System   |                  |                      |
| InteriorFeatures      | AppliancesIncluded | Basement         | Heating              |
| Carbon Monoxide       | Dishwasher         | Crawl Space      | Forced Air           |
| Detector              | Disposal           |                  | Gas-Natural          |
| Kitchen Center Island | Dryer              |                  |                      |
| Smoke/Fire Alarm      | Gas Stove          |                  |                      |
| Storage               | Microwave          |                  |                      |
| Walk In Closet        | Refrigerator       |                  |                      |
|                       | Self Cleaning Oven |                  |                      |
|                       | Washer             |                  |                      |
| Cooling               | HotWater           | Water            | Sewer                |
| Ceiling Fan(s)        | Gas                | Public           | Public Sewer         |
| Central               |                    |                  |                      |

### CONTACT

Ask for Margarita Kobilianets  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-674-3417  
Email to: mak@bergerrealty.com

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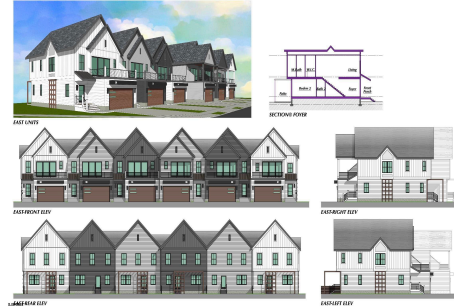
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