

**107 Rutledge  
Del Haven, NJ 08251**

**Asking \$345,000.00**



brigh MLS

#### COMMENTS

Memorial Day Right Around the Corner. Still time to get into your summer home and start enjoying the bay and beautiful sunsets. Welcome to 107 Rutledge Ave. in Del Haven for a little slice of heaven. Two blocks from the bay! Just in time to enjoy the most beautiful sunsets. Whether you enjoy summers on the beach, walking along the beach or simply watch the sunset, this one is for you. This 2 bedroom home on oversize lot has so much potential for the first-time buyer, summer, retirement or primary residence. Step into your large living room with plenty of windows bringing in that summer fresh air and natural sunlight. Eat-In-Kitchen w/5 burner gas stove, oak cabinets, stainless steel appliances and double sink. Full bath with updated pedestal sink and tub/shower. Large 15X14 bedroom w/3 closets. Oversize detached garage to finish for additional living or party space on use it to park your car. Two sheds on the property for all your outside storage needs. Pull down attic for additional storage space. Central Air (only 2-3 years young). Deck off the kitchen overlooking your oversized lot w/chain link fencing. Bring the family and be in your home just in time to celebrate 4th of July. Once you vacation here your will not want to go back home. Make your appointment today!! Property being sold in as is condition.

#### PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck	ParkingGarage Garage 1 Car Detached Concrete Driveway	OtherRooms Living Room Kitchen Eat-In-Kitchen Pantry Laundry/Utility Room Storage Attic 1st Floor Primary Bedroom
InteriorFeatures Wall to Wall Carpet Vinyl Flooring	AppliancesIncluded Range Microwave Oven Refrigerator Washer Dryer Dishwasher	AlsoIncluded Shades	Basement Slab
Heating Gas Natural	Cooling Central Air Condition	HotWater Gas- Natural	Water Public

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Forced Air

Ceiling Fan

Sewer  
Public



Ask for Cynthia Balles  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [cyn@bergerrealty.com](mailto:cyn@bergerrealty.com)

