

# Berger Realty

Since 1928



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



110 9th  
Del Haven, NJ 08251

Asking \$395,000.00



## COMMENTS

This generously sized home is full of charm and potential, awaiting your personal finishing touches. As you enter through the front door, you're welcomed into a bright living room that flows seamlessly into an open-concept kitchen, perfect for modern living and entertaining. Just beyond the living area step down into an expansive family room featuring a convenient washer and dryer closet, along with access to both the back and side yard, ideal for indoor-outdoor connectivity. To the right of the kitchen, a hallway leads to two spacious bedrooms and a full hall bathroom. Upstairs, you'll find a private bedroom suite with an additional full bath. A cozy landing on the stairway creates an excellent nook for a home office, study area, or reading retreat, and leads to another large room that overlooks the front of the home, an ideal space for a bedroom, hobby room, or flex area. The home has seen significant upgrades in recent years, including: High-efficiency boiler (2024) New electrical wiring throughout Updated plumbing with durable PEX tubing Siding completed during the addition of the second floor City water and sewer service Hot water radiator heat on the first floor and forced air heating on the second Hot water heater approximately 5 years old While much of the major work has been done, this home still offers an opportunity to complete the final cosmetic touches to truly make it your own. Motivated Seller, Priced to Sell! Don't miss this opportunity, bring your offer today!

## PROPERTY DETAILS

Exterior	Other Rooms	Appliances Included	Basement
Vinyl	Living Room	Range	Crawl Space
	Kitchen	Refrigerator	
	Recreation Room	Stove	
	1st Floor Primary		
	Bedroom		
	Laundry Closet		
	None	Electric	



City

Ask for Patricia (Nick) Spengler  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076

Email to: pjs@bergerrealty.com

