

# Berger Realty

Since 1928

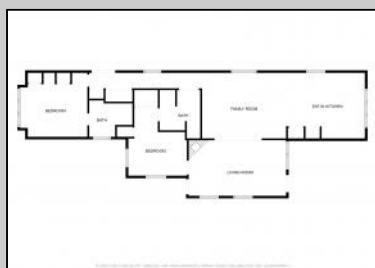


**Berger Realty, Inc**  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



**329 Grande**  
**Rio Grande, NJ 08242**

**Asking \$269,000.00**



## COMMENTS

Very well-maintained home offering 2BR/2BA. This expanded home is perfect full time living. This centralized location makes it just a few minutes drive to the Wildwoods or Cape May. Each bedroom is big enough for queen size beds and each has an en-suite bathroom. The large kitchen has all updated stainless-steel appliances and an additional hot water heater for the kitchen only. All windows have been replaced in the last few years. Centralized speakers throughout the living room and primary bedroom for your entertaining enjoyment. This year-round community does not have an age restriction for purchase however all applicants are required to complete a background check, credit check, have a minimum credit score of 720 and a minimum of \$3800 in your bank account. The \$950 monthly fee includes water, sewer, property taxes, swimming pool and fishing pond. Owners are responsible for electric, gas, Wi-Fi and maintaining your yard. Property will be conveyed in AS-IS condition.

## PROPERTY DETAILS

|                           |                                                      |                                    |                                                                                                               |
|---------------------------|------------------------------------------------------|------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl         | Outside Features<br>Patio<br>Porch<br>In Ground Pool | Parking/Garage<br>Carport<br>2 Car | Other Rooms<br>Living Room<br>Kitchen<br>Den/TV Room<br>Eat-In-Kitchen<br>Pantry<br>1st Floor Primary Bedroom |
| Hot Water<br>Gas- Natural | Water<br>City                                        | Sewer<br>City                      |                                                                                                               |



Ask for Joan S. Spencer  
Berger Realty Inc.  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email: jss@bergerrealty.com  
Refrigerator  
Washer  
Dryer  
Dishwasher  
Stove Natural Gas

