

# Berger Realty

Since 1928



Berger Realty, Inc.  
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1622 Morris  
Villas, NJ 08251

Asking \$349,000.00



## COMMENTS

**CHARMING SHORE COTTAGE: THE PERFECT FIRST HOME or FLEXIBLE BEACH RETREAT!** Welcome to your dream coastal getaway! This delightful, move-in ready cottage is the perfect fit for a first-time homebuyer or anyone seeking a peaceful retreat at the Shore. The home sits on a generously sized 65 x 105 lot, offering plenty of outdoor space. Inside, the home is in excellent condition and offers two bedrooms and one full bathroom. The flexibility is key: the larger bedroom features an **ADDITIONAL ROOM**—a versatile space ready to be transformed into an extra **BATHROOM** or a luxurious walk-in closet! The open-concept living and dining area is cozy and bright, updated kitchen with its new cabinets and beautiful butcher-block countertop. Enjoy complete peace of mind with recent major upgrades, including a newer electrical panel, stylish new flooring, a new hot water heater, and a newer split air and heating system. To top it all off, the Seller is offering a generous \$5,000 credit at closing, which can be used for new gutters, eaves covers, or any other buyer-deemed necessary repairs or upgrades. This charming, upgraded shore property is easy to show! Call today to schedule your private viewing!

## PROPERTY DETAILS

Exterior	OutsideFeatures	OtherRooms	InteriorFeatures
Vinyl	Cable TV	Living Room Kitchen	Fireplace - Electric

AppliancesIncluded	Basement	Heating	Cooling
	Crawl Space	Electric	Split



Ask for James M. Leone  
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