

# Berger Realty

Since 1928



Berger Realty, Inc.  
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2044 Route 9 N  
Clermont, NJ 08210

Asking \$469,500.00



## COMMENTS

"STEP BACK IN TIME!" with this CHARMING 3-Story VICTORIAN STYLE home filled with OLD WORLD CHARACTER and MODERN COMFORTS! Offering 3 Bedrooms and 2 Full Baths, this property features a PALOR with a cozy GAS FIREPLACE, a formal Living Room, formal Dining Room, centrally located Family Room and a COUNTRY STYLE eat-in kitchen. The third Bedroom is privately situated on the top floor, while an ENCLOSED BACK PORCH provides a peaceful spot to unwind in ALL FOUR SEASONS! Additional highlights include a full basement, gas heat, and central air. OUTSIDE, the 2.6-Acre property is a dream for hobbyists and gardeners alike, FEATURING A HUGE 2 STORY OUT BUILDING that has OPERATED AS A TRAIN MUSEUM for the LAST 17 years!! THE COMMERCIAL OPPORTUNITIES ARE ENDLESS!! Additional sheds and a small greenhouse are just a part of this Wonderful Oasis you'll find out back! Owned SOLAR PANELS help keep energy costs NEARLY AT ZERO! All this, just a short drive to the beaches—offering the perfect blend of country living and coastal convenience! "YOU WILL NOT WANT TO MISS THIS ONE-OF-A-KIND HOME!"

## PROPERTY DETAILS

|                                                                 |                                   |                                                                |                                                                             |
|-----------------------------------------------------------------|-----------------------------------|----------------------------------------------------------------|-----------------------------------------------------------------------------|
| Exterior<br>Vinyl                                               | OutsideFeatures<br>Screened Porch | ParkingGarage<br>3 Car<br>Black Top Driveway<br>Stone Driveway | OtherRooms<br>Living Room<br>Dining Room<br>Kitchen<br>Laundry/Utility Room |
| Appliances<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer | Heating<br>Gas Natural            | Water<br>Well                                                  | Septic                                                                      |



Ask for Patricia (Trish) Spengler  
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Stove Natural Gas



Split