

# Berger Realty

Since 1928



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



409 Clay  
Woodbine, NJ 08270

Asking \$235,000.00



## COMMENTS

Fixer-Upper Opportunity in the Heart of Woodbine! Bring your ideas and make this 2-bedroom, 1-bath single-family home your own! This property offers great potential with a spacious eat-in kitchen featuring a new stove and refrigerator, plus an oversized laundry and workroom — ideal for hobbies, crafts, or future expansion. The home sits on a large lot with plenty of room for outdoor living, pets, or gardening. Some updates have already been completed — including natural gas heat, new central air, a newer roof, and updated appliances — but the home still needs additional improvements and personal touches to reach its full potential. Located close to schools, the Woodbine Meat Market, local restaurants, the State Police Station, and just a short walk to Washington Street downtown, this property offers small-town convenience with easy access to Sea Isle and Ocean City beaches. Perfect for investors, DIY buyers, or anyone looking for a project with promise. EZ to show — call today!

## PROPERTY DETAILS

|                     |                              |                                  |                                                        |
|---------------------|------------------------------|----------------------------------|--------------------------------------------------------|
| Exterior<br>Shingle | OutsideFeatures<br>Sidewalks | ParkingGarage<br>Gravel Driveway | InteriorFeatures<br>Laminate Flooring<br>Tile Flooring |
|---------------------|------------------------------|----------------------------------|--------------------------------------------------------|

|                                            |                                     |                                         |                      |
|--------------------------------------------|-------------------------------------|-----------------------------------------|----------------------|
| AppliancesIncluded<br>Oven<br>Refrigerator | Heating<br>Gas Natural<br>Baseboard | Cooling<br>Central Air Condition<br>Gas | HotWater<br>Electric |
|--------------------------------------------|-------------------------------------|-----------------------------------------|----------------------|



Ask for Dave Zelinski  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: djz@bergerrealty.com

