

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

✉ [oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



**409 Clay  
Woodbine, NJ 08270**

**Asking \$225,000.00**



## 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 Shingle	OutsideFeatures Sidewalks	ParkingGarage Gravel Driveway	InteriorFeatures Laminate Flooring Tile Flooring
---------------------	------------------------------	----------------------------------	--------------------------------------------------------

AppliancesIncluded Oven Refrigerator	Heating Gas Natural Baseboard	Cooling Central Air Condition Gas	HotWater Electric
--------------------------------------------	-------------------------------------	-----------------------------------------	----------------------



Ask for Monica Raab  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Sewer  
Call: 609-391-0500  
Other  
Email to: [msr@bergerrealty.com](mailto:msr@bergerrealty.com)

