

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
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**6434 Maryland Ave  
Mays Landing, NJ 08330**

**Asking \$399,000.00**



## COMMENTS

\*\*\*\*\*WELCOME HOME TO MARYLAND AVE SITUATED ON 1.16 acres of PEACE AND SERENITY.\*\*\*\*\*BRAND NEW CONSTRUCTION TO BE BUILT! MODEL RENDERING 3/4 BEDROOMS 2/2.5 BATH RANCH. OPEN FLOORPLAN, LARGE MASTER SUITE AND GERNEROUS BEDROOM SIZES. MEET W/ BUILDER-BUYER SECURES FINANCING CONSTRUCTION LOAN-APPROX TIMEFRAME ONCE CONTRACTS ARE SIGNED 4/6 MONTHS. NO HOME SALE CONTINENGIES. AWAITING BUILDING PERMIT 11/23 TO START CONSTRUCTION. CONVENTIONAL OR CASH ONLY!

## PROPERTY DETAILS

|                    |                 |                         |                  |
|--------------------|-----------------|-------------------------|------------------|
| Exterior           | ParkingGarage   | OtherRooms              | InteriorFeatures |
| Vinyl              | Attached Garage | Dining Area             | Storage          |
|                    | Two Car         | Eat In Kitchen          | Walk In Closet   |
|                    |                 | Primary BR on 1st floor |                  |
|                    |                 | Storage Attic           |                  |
| AppliancesIncluded | Basement        | Heating                 | Cooling          |
| Dishwasher         | Slab            | Forced Air              | Central          |
| Gas Stove          |                 | Gas-Natural             |                  |
| Microwave          |                 |                         |                  |
| Refrigerator       |                 |                         |                  |



Ask for Peter Harp  
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