

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



116 MELINI AVE  
Buena Borough, NJ 08310

Asking \$450,000.00



## COMMENTS

\*\*\*\*\*BRAND NEW CONSTRUCTION IS UP AND READY TO SELL 95% COMPLETE EARLY SPRING DELIVERY\*\*\*\*\* BRAND NEW CONSTRUCTION ON QUIET STREET WITH TOP QUALITY AMENITIES THROUGHOUT SPARING NO EXPENSE!! STATE OF THE ART SUPER SMART HOME HIGH EFFICIENCY APPLIANCES, GAS HEAT/AC PLUS CONTROL HVAC, LIGHTING, ETC.. FROM YOUR SMART PHONE GREAT OPEN FLOORPLAN GREAT OPEN FLOORPLAN W/ A SPACIOUS 3BR & 2.5 BA RANCHERS W/ HIGH CEILINGS, APPROXIMATELY 1800 SQ FEET-UNHEARD OF AT THIS PRICEPOINT W/ 2 CAR GARAGE IN A PRIVATE LOCATION! EXACTLY WHAT BUYERS WANT! BRING YOUR FUSSIEST BUYERS! SUPER EZ TO SHOW! PRESALE PRICING FOR THE EDUCATED AND ASTUTE BUYER! CALL FOR DETAILS! PLS SEE FLOORPLAN IN PICS AND ASSOCIATED DOCS!

## PROPERTY DETAILS

Exterior Vinyl	Outside Features Paved Road Porch	Parking/Garage Attached Garage Auto Door Opener Two Car	Other Rooms Den/TV Room Dining Area Eat In Kitchen Great Room Laundry/Utility Room Pantry Primary BR on 1st floor Recreation/Family Storage Attic
Cooling Ceiling Fan(s) Central	Hot Water Gas Tankless-gas	Water Public	Sewer Public Sewer



Ask for Duane Jarvis

Berger Realty Inc

Appliances Included: Dishwasher, Dryer, Gas, Refrigerator, Self Cleaning Oven, Washer  
109 E 55th St., Ocean City, NJ 08226  
Call: 609-399-4211

Email to: dej@bergerrealty.com

