

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



Ask for Ellen L. Senft

Berger Realty Inc

Appliances Included  
109 E 55th St., Ocean City  
Call: 609-399-4211

Email to: els@bergerrealty.com

Refrigerator  
Self Cleaning Oven  
Washer

