

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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116 MELINI AVE  
Buena Borough, NJ 08310

Asking \$449,900.00



## 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 AND SMART HOME TECHNOLOGY THROUGHOUT SPARING NO EXPENSES!! STATE OF THE ART SUPER SMART HOME HIGH EFFICIENCY APPLIANCES, GAS HEAT/AC PLUS CONTROL HVAC, LIGHTING, ETC. CONTROL ALMOST EVERYTHING FROM YOUR SMART PHONE TREMENDOUS OPEN FLOORPLAN W/ A SPACIOUS 3BEDROOM & 2.5 BATHS! RANCHERS W/ HIGH CEILINGS, APPROXIMATELY 1800 SQ FEET-UNHEARD OF AT THIS PRICEPOINT W/ 2 CAR SIDE LOADED 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   | OutsideFeatures<br>Paved Road<br>Porch | ParkingGarage<br>Attached Garage<br>Auto Door Opener<br>Two Car | OtherRooms<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 |
| <p>AppliancesIncluded<br/>Dishwasher<br/>Dryer<br/>Gas Stove<br/>Refrigerator<br/>Self Cleaning Oven<br/>Washer</p> <p>Basement<br/>Crawl Space</p> |  |   |   |



Ask for Evelyn "Evie" Schweibinz  
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Cooling  
Ceiling Fan(s)  
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HotWater  
Gas  
Tankless-gas

Water  
Public

Sewer  
Public Sewer