

# Berger Realty

Since 1928



Ocean 17  
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**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 AMENTIES THROUGHTOUT SPARING NO EXPENSE!! STATE OF THE ART SUPER SMART HOME HIGH EFFICENCY APPLIANCES, GAS HEAT/AC PLUS CONTROL HVAC, LIGHTING, ETC.. FROM YOUR SMART PHONEC 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	OutsideFeatures Paved Road Porch	ParkingGarage Attached Garage Auto Door Opener Two Car	OtherRooms Den/TV Room Dining Area Eat In Kitchen Great Room Laundry/Utility Room Pantry Primary BR on 1st floor Recreation/Family Storage Attic
	Ask for Laryn Crisci Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Email: <a href="mailto:lrc@bergerrealty.com">lrc@bergerrealty.com</a>		
	Appliances Included: Dishwasher, Dryer, Refrigerator, Self Cleaning Oven, Washer Basement: Crawl Space 		
Cooling Ceiling Fan(s) Central	HotWater Gas Tankless-gas	Water Public	Sewer Public Sewer