



**120 Melini Ave  
Buena Borough, NJ 08310**

**Asking \$450,000.00**



#### COMMENTS

WHAT THE HECK ARE YOU WAITING FOR-NOTHING COMES CLOSE-DARE TO COMPARE.\*\*\*\*\*BRAND NEW CONSTRUCTION IS UP AND READY TO SELL 95% COMPLETE READY EARLY SPRING DELIVERY\*\*\*\*\* EZ TO SHOW BRING YOUR MOST DESCRIMINATING BUYERS. GUARANTEED TO IMPRESS! CUSTOM HOME BUILDER IS A PERFECTIONIST AND INVESTED OVER THE TOP QUALITY AND AMENITIES!TAKE A LOOK AT THE COMPETITION THEN SEE THE DIFFERENCE-QUALITY SCREAMS THROUGHOUT THIS CUSTOM EXECUTIVE RANCHER. DO NOT SKIP THIS ONE-A MUST SEE!! UPGRADES GALORE-ROOF, SIDING, WINDOWS, KITCHEN COUNTERS, KITCHEN CABINETS, APPLINACES.DOORS, FLOORING=EVERYWHERE. BRAND NEW CONSTRUCTION ON QUIET STREET WITH TOP QUALITY AMENTIES 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 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!EZ TO SHOW! PRESALE PRICING FOR THE EDUCATED AND ASTUTE BUYER! CALL FOR DETAILS! PLS SEE FLOORPLAN IN PICS AND ASSOCIATED DOCS! BRAND NEW CONSTRUCTION IS UNDERWAY-EXPECT DELIVERY EARLY FALL 2024!\*\*\*\*\* TWO HOMES BEIUNG BUILT ADJACENT TO ONE ANOTHER! NEW CONSTRUCTION ON QUIET STREET AND WHAT A PRICE!! SOME FILE PICTURES ARE A RENDERING OF PROPOSED HOME NEW CONSTRUCTION! BASE PRICE LISTED DEPENDING ON MODEL PLUS UPGRADES/AMENITIES.GREAT OPEN FLOORPLAN - BRAND NEW CONSTRUCTION-SPACIOUS 3BR & 2 BA RANCHER APPROXIMATELY 1800 SQ FEET-UNHEARD OF AT THIS PRICEPOINT W/ 2 CAR GARAGE IN A PRIVATE LOCATION! EXACTLY WHAT BUYERS WANT! PRESALE PRICING FOR THE EDUCATED AND ASTUTE BUYER! CALL FOR DETAILS! PLS SEE FLOORPLAN IN PICS AND ASSOCIATED DOCS!

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Paved Road	Attached Garage	Den/TV Room
		Two Car	Dining Area
			Eat In Kitchen
			Laundry/Utility Room
			Primary BR on 1st floor
			Recreation/Family

# Berger Realty

• Since 1928 •



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



InteriorFeatures  
Kitchen Center Island  
Storage  
Walk In Closet

AppliancesIncluded  
Dishwasher  
Gas Stove  
Refrigerator  
Self Cleaning Oven

Basement  
Crawl Space

Storage Attic

Heating  
Forced Air  
Gas-Natural

Cooling  
Central

HotWater  
Gas

Water  
Public

Sewer  
Public Sewer



Ask for Joan S. Spencer  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [jss@bergerrealty.com](mailto:jss@bergerrealty.com)

