

# Berger Realty

Since 1928



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**1415 Broad  
Pleasantville, NJ 08232**

**Asking \$235,000.00**



## COMMENTS

Under contract, awaiting mortgage commitment. NEW ROOF! FRESHLY PAINTED! New Water Heater! Newer Gas Heater! This home is completely adorable with its 3 bedrooms and 1 bathroom, living room, dining room, cute sized kitchen, full basement and storage attic. Let's not forget about the amazing yard!! It's a double lot which is under one tax record, so a sub-division could occur or build another building on the property, whatever you need. Yes, at this price you will want to do some of your own personalization, but this could be a perfect starter or downsizing home.

## PROPERTY DETAILS

|                    |                 |                 |                         |
|--------------------|-----------------|-----------------|-------------------------|
| Exterior           | OutsideFeatures | ParkingGarage   | OtherRooms              |
| Aluminum           | Fenced Yard     | None            | Dining Room             |
| Asphalt            |                 |                 | Primary BR on 1st floor |
| Masonry/Block      |                 |                 |                         |
| AppliancesIncluded | AlsoIncluded    | Basement        | Heating                 |
| Gas Stove          | Blinds          | 6 Ft. or More   | Head Gas-Natural        |
| Refrigerator       |                 | Room            | Radiator                |
|                    |                 | Full            |                         |
|                    |                 | Inside Entrance |                         |
|                    |                 | Unfinished      |                         |



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