

# Berger Realty

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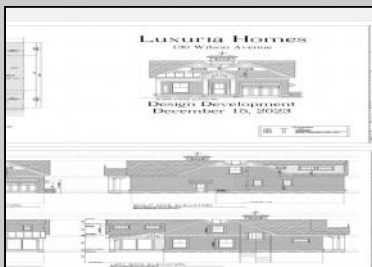
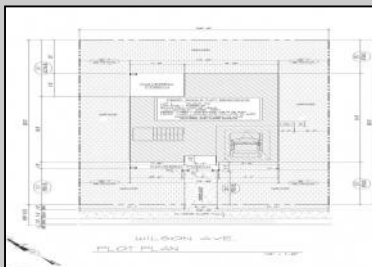


Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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130 Wilson Ave  
Linwood, NJ 08221

Asking \$879,000.00



## COMMENTS

Brand new Super Custom construction right smack in the Heart of Linwood and middle of all the Bikepath action! This unseen design and floorplan are over the top special relative to any past offerings in the history of Linwood's new construction market...(except this builder's other two (2) at the intersection of Maple & Bikepath). 3 of the 4 bedrooms each contain private ensuite bathrooms, the wide-open flow captures light-air and lends a close-knit family lifestyle, while still offering a full basement to create additional recreational space, office, gym, and/or pubroom. The Rich-Classic style, including both the interior and exterior finishes capture, and surpass even the most discerning requirements, prerequisites and refinements of today's educated buyers. A possible first floor bedroom with 4th full bath being centrally located on First Floor. Two (2) covered porches (Front for Sunny Iced tea sippin'), the large rear porch is 14 x 10...so plays like a seasonal outdoor room! Single-car attached garage flows into oversized mudroom w/bench and shelves. This is a uniquely rare opportunity to own ultra-custom real estate in an A+ neighborhood and premium desirable community!

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck Patio Porch Sprinkler System	ParkingGarage One Car	OtherRooms Breakfast Nook Eat In Kitchen Great Room Laundry/Utility Room Pantry Storage Attic
	Ask for Frank Shoemaker		
	Berger Realty Inc		
	AppliancesIncluded Dishwasher Disposal Microwave Refrigerator	Basement Full	3160 Asbury Avenue, Ocean City
	Call: 609-399-0076		
	Email: fcs@bergerrealty.com		
Central Multi-Zoned	HotWater Gas	Water Public	 Sewer Public Sewer

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