



**12 Woodlot  
Somers Point, NJ 08244**

**Asking \$499,900.00**



**COMMENTS**

Location with a water view. Experience breathtaking skies at sunrise and panoramic views of Patcong Creek. This well maintained 3-bedroom, 2 full bathroom, Cape Cod home is nestled on a peaceful cul-de-sac. With a thoughtful designed floor plan, this home features 3 bedrooms and 2 full baths on the main level. There is a full walk up second floor, with a BONUS ROOM offering endless possibilities for a spacious master bedroom or additional living space with spectacular views. Enjoy the serenity of nature and witness Eagles soaring overhead while taking in the inviting water views. The backyard offers an above ground pool, a deck running the length of the home, and much of the 1/3rd acre lot with a natural tree barrier home to some beautiful birds. There is a large paved driveway for multiple cars. This property sits high, you can stand in the crawl space. Elevation certification available in associated docs. The solar panels are owned and come with offering new Owners money back each quarter through SREC'S (Solar Renewable Energy Certificate). Somers Point is the gateway to the beach and all shore points. Somers Point offers some of the best restaurants, a historic bay district, recreational activities, Greate Bay Country Club, boating, and walk or ride your bike into Ocean City, **SELLER MUST FIND SUITABLE HOUSING**. Home is in good condition but being sold as is. Seller has made multiple improvements to prepare the home to pass along to the next lucky Owner to enjoy as much as they have. Take advantage of this unique opportunity to purchase your residence and become a valued member of this extraordinary community, where a few refinements will make this your ideal home. **PLEASE DO NOT LET THE CAT OUT**

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Deck Paved Road Pool-Above Ground	ParkingGarage None	OtherRooms Eat In Kitchen Primary BR on 1st floor
InteriorFeatures Carbon Monoxide Detector Smoke/Fire Alarm	AppliancesIncluded Dishwasher Disposal Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	Basement Crawl Space	Heating Forced Air Gas-Natural

# Berger Realty

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Cooling  
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Water  
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Sewer  
Public Sewer

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