

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



523 Hazel  
Vineland, NJ 08360

Asking \$289,500.00



## COMMENTS

Come see this 3-bedroom, 1-bath rancher with a full basement w/ storage racks and shelf units that stay and a handmade workbench. The kitchen was finished in 2020 and boasts quartz countertops, hand-built cedar cabinets, and a brand-new dishwasher. All other appliances are less than 5 years old, and the range and fridge are under 3 years old. The heater was replaced in 2024. The backyard oasis has a nice pergola with lighting and a large yard. Come see this beauty today and make this home your own! THIS HOME USES VINELAND ELECTRIC! NOT AC ELECTRIC! This home is being sold in "as is" condition and all inspections and repairs are solely on the Buyer. Seller is motivated to sell so please bring an offer!

## PROPERTY DETAILS

|          |                  |               |             |
|----------|------------------|---------------|-------------|
| Exterior | OutsideFeatures  | ParkingGarage | OtherRooms  |
| Concrete | Deck             | None          | Dining Room |
| Stone    | Paved Road       |               |             |
| Vinyl    | Shed             |               |             |
| Wood     | Sprinkler System |               |             |

|                          |                    |               |                 |
|--------------------------|--------------------|---------------|-----------------|
| InteriorFeatures         | AppliancesIncluded | Basement      | Heating         |
| Carbon Monoxide Detector | Dishwasher         | 6 Ft. or More | Head Forced Air |
| Smoke/Fire Alarm         | Disposal           | Room          | Gas-Natural     |
|                          | Dryer              | Full          |                 |

Ask for Ludwik Samolski  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: ls@bergerrealty.com

