

# Berger Realty

Since 1928



Berger Realty, Inc.  
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17 Osborne  
Somers Point, NJ 08244

Asking \$299,900.00



SJSRMLS

#### COMMENTS

INVESTORS ONLY / TENANT OCCUPIED. SALE SUBJECT TO LEASE. Just Minutes off Parkway Exit 30 (Ocean City), in one of the nicest Fairways locations. This 3 bedroom home is less than 5 miles to the Ocean City Beaches and Boardwalk. Minutes to Great Bay Country Club Golf Course, Kennedy Park, Tennis and Pickleball courts. Recent upgrades include newer roof, siding and windows, as well as newer Gas Furnace, hot-water heater and appliances. Completely updated bathroom in 2024. Large, 75'x120' lot. Handicap ramp in front. Nearly turn-key investment property.

#### PROPERTY DETAILS

|              |                 |               |                    |
|--------------|-----------------|---------------|--------------------|
| Exterior     | OutsideFeatures | ParkingGarage | AppliancesIncluded |
| Vinyl        | Curbs           | None          | Dryer              |
|              | Handicap Access |               | Gas Stove          |
|              | Paved Road      |               | Refrigerator       |
|              | Porch           |               | Washer             |
|              | Sidewalks       |               |                    |
| Basement     | Heating         | HotWater      | Water              |
| Crawl Space  | Gas-Natural     | Gas           | Public             |
| Sewer        |                 |               |                    |
| Public Sewer |                 |               |                    |

