

# Berger Realty

Since 1928



Berger Realty, Inc  
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Ocean City, NJ 08226  
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826 Washington Ave  
Pleasantville, NJ 08232

Asking \$40,000.00



## COMMENTS

This 2-bedroom, 1-bath home features a living room and an eat-in kitchen with a dining bar. The updated kitchen includes wood cabinets with soft-close drawers, a mosaic tile backsplash, granite countertops, and stainless steel appliances. Modern upgrades throughout the home include USB outlets, recessed lighting, ceiling fans, and durable vinyl flooring. The bathroom is equipped with a whirlpool tub, smart music and lighting, and a washer and dryer hookup. A tankless water heater adds efficiency, and a front deck provides additional outdoor space. This property is being sold strictly AS-IS, with the buyer responsible for obtaining all necessary certifications. Park approval is required. Lot fee is currently \$700/month, including water, sewer, taxes and trash pickup. Buyer must be approved by the park. All showings must be accompanied by a buyer's agent. Cash only. Must provide proof of funding.

## PROPERTY DETAILS

|                                                                     |                                                                                                                                     |                        |                                                                        |
|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|------------------------|------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                   | OutsideFeatures<br>Deck                                                                                                             | ParkingGarage<br>None  | OtherRooms<br>Eat In Kitchen                                           |
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Smoke/Fire Alarm | AppliancesIncluded<br>Gas Stove<br>Microwave<br>Refrigerator                                                                        | AlsoIncluded<br>Blinds | Heating<br>Forced Air<br>Gas-Propane<br>Hot Water<br>Tank Above Ground |
| Cooling<br>Ceiling Fan(s)<br>Central                                | Ask for Donna M. Drohan<br>Berger Realty Inc<br>1330 Bay Avenue, Ocean City<br>Call: 609-391-1330<br>Email to: dmd@bergerrealty.com |                        | Sewer<br>Public Sewer                                                  |

