

# Berger Realty

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826 Washington Ave  
Pleasantville, NJ 08232

Asking \$45,000.00



## 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 and permits. 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.

## PROPERTY DETAILS

|                          |                    |               |                   |
|--------------------------|--------------------|---------------|-------------------|
| Exterior                 | OutsideFeatures    | ParkingGarage | OtherRooms        |
| Vinyl                    | Deck               | None          | Eat In Kitchen    |
| InteriorFeatures         | AppliancesIncluded | AlsoIncluded  | Heating           |
| Carbon Monoxide Detector | Gas Stove          | Blinds        | Forced Air        |
| Smoke/Fire Alarm         | Microwave          |               | Gas-Propane       |
|                          | Refrigerator       |               | Hot Water         |
|                          |                    |               | Tank Above Ground |



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Sewer  
Public Sewer

