

# Berger Realty

Since 1928



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



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



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

Sewer  
Public Sewer

