

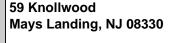


Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076



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Asking \$199,000.00







COMMENTS

UCCS, Very nice Aberdeen Model located in the desirable 55+ Adult community at The Fairways. There is just under 1600 sq. feet of living space. This is a great floor plan with a very nice sized living room, dining room and EIK with a breakfast nook. The EIK was recently updated to include high end granite countertops and new flooring in the kitchen and bathrooms along with a new central AC condenser. You have 3BD's and 2 full baths. There is a large Master BD with plenty of closet space. Your outside features include a very inviting front porch, updated exterior lighting and one car garage. There are plenty of amenities which include a beautiful indoor pool, clubhouse, gym, and activities throughout the week. Close to shopping, restaurants, casinos, and the Jersey shore. Easy to show and seller can accommodate a quick closing. The lot rent for a new buyer will be \$1034.86.

| | PROPE | RTY DETAILS | |
|----------|------------------|------------------|----------------------|
| Exterior | OutsideFeatures | ParkingGarage | OtherRooms |
| Vinyl | Curbs | Attached Garage | Den/TV Room |
| - | Patio | Auto Door Opener | Dining Room |
| | Porch | One Car | Eat In Kitchen |
| | Shed | | Laundry/Utility Room |
| | Sprinkler System | | Pantry |



AppliancesIncluded AlsoIncluded
DisAskistor Ben Duncainds
DisBerger Realty Inc
Dryet 60 Asbury Avenue, Ocean City
Gas Stove
Microlla 609-399-0076

Refigeratio: bmd@bergerrealty.com Washer

vvasner

Cooling HotWater
Ceiling Fan(s) Gas
Central



Basement

Crawl Space

Primary BR on 1st floor

Sewer Public Sewer