

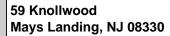


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



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Asking \$199,000.00





COMMENTS

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 I	have 2BD's and 2 full b	aths a den with fireplac	e which can be a 3rd BD
along with 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.			
PROPERTY DETAILS			
Exterior	OutsideFeatures	ParkingGarage	OtherRooms

Curbs Patio Porch Shed

Attached Garage Auto Door Opener One Car

Sprinkler System

Den/TV Room Dining Room Eat In Kitchen Laundry/Utility Room Pantry

Basement

Crawl Space

Primary BR on 1st floor



Vinyl

AppliancesIncluded AlsoIncluded Dis Assistment Carol Cavillengts Dis Berger Realty Inc Dryer 30 Bay Avenue, Ocean City MicGalla 609-391-1330 Refigeaildo: clc@bergerrealty.com Washer

Cooling HotWater Ceiling Fan(s) Gas



Sewer **Public Sewer**