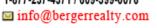




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076









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 have 2BD's and 2 full baths a den with fireplace 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
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
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 Sprinkler System Attached Garage Auto Door Opener One Car

Laundry/Utility Room

Den/TV Room

Dining Room

Eat In Kitchen

Pantry

Primary BR on 1st floor



Vinyl

AppliancesIncluded AlsoIncluded Dis Assister Donald Ectivateds DisBerger Realty Inc Dryer 60 Asbury Avenue, Ocean City Micalla 609-399-0076 Refigeaildo: dwe@bergerrealty.com

Washer

Cooling Ceiling Fan(s) Central

HotWater Gas

Basement Crawl Space



Sewer **Public Sewer**