



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



Asking \$199,000.00



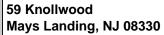














COMMENTS

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,

,	snore. Easy to snow and sell	er can accommodate a q	uick closing. The lot rent for
a new buyer will	be \$1034.86.		
PROPERTY 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



AppliancesIncluded AlsoIncluded Dis Assister Michael Desimbin DisBerger Realty Inc Dryer 60 Asbury Avenue, Ocean City Microw 609-399-0076

Refigeaildo: msd@bergerrealty.com Washer

Cooling HotWater Ceiling Fan(s) Gas Central

Sprinkler System

Sewer **Public Sewer**



Primary BR on 1st floor

Pantry

Basement