



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 info@bergerrealty.com



Asking \$199,000.00

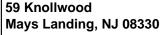














## COMMENTS

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 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
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 DisAsksfor Rodman Blense DisBerger Realty Inc Dryer 109 E 55th St., Ocean City Gas Micrail 609-399-4211 Refigeraildo: rpp@bergerrealty.com Washer

> **HotWater** Gas

Primary BR on 1st floor

Basement Crawl Space



Sewer Public Sewer