



**306 Pleasant  
Pleasantville, NJ 08232**

**Asking \$245,000.00**



## COMMENTS

Welcome to 306 W. Pleasant Avenue, this charming 2-bedroom, 2-bathroom bungalow, offering comfort, and modern updates! The home features a cozy living room with beautiful hardwood floors and a galley kitchen equipped with a refrigerator, gas stove, and dishwasher. The highlight is the extra-large family room with a wood-burning fireplace, perfect for gatherings. Both bedrooms provide ample closet space, with a full bath on the main floor (bathtub) and a second bath in the partially finished basement (stand-up shower). Recent upgrades include new central air (11/2024), a 6-month-old furnace, and a 2020 roof. The attic offers extra storage. Enjoy a spacious, fully fenced yard with a spacious gazebo and gated driveway access from the rear street. There's plenty of parking, making hosting guests a breeze. Start your mornings on the cozy front porch, sipping coffee and taking in the fresh air. Prime Location! Minutes from the Atlantic City Expressway, Garden State Parkway, and Route 9, with easy access to Atlantic City beaches, casinos, and shopping. Don't miss this move-in-ready gem—schedule your showing today!

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Vinyl	Fenced Yard Porch	Three or More Cars	Smoke/Fire Alarm

AppliancesIncluded	AlsoIncluded	Basement	Heating
Cu	Blinds	Full	Forced Air
Asks for Theodore "Keith" Thompson	Draper	Masonry Floor/Wall	Gas-Natural
Berger Realty Inc.	Partially Finished		
109 E 55th St., Ocean City			
Call: 609-399-4211			
Email to: tkt@bergerrealty.com			
How	Public		
Gas			

