

# Berger Realty

Since 1928



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

info@bergerrealty.com



11 Garfield  
Linwood, NJ 08221

Asking \$330,000.00



## COMMENTS

OPEN HOUSE: SUNDAY, MAY 4TH, 1:00PM-3:00PM, NO SHOWINGS PRIOR TO OPEN HOUSE, DUE TO HIGH SHOWING REQUESTS/DEMAND. This 3 Bedroom 1.5 Bath Rancher in LINWOOD – Steps from Wabash Bike Path and Seaview Ave School. Perfect for Every Stage of Life! Nestled just minutes from Ocean City, this inviting ranch-style home offers a prime location with easy access to shopping, dining, and the beach. Needs work but in a gem of a location! Whether you're looking for a starter home, a cozy summer retreat, or downsizing, this property is the perfect fit. The home features hardwood floors throughout the home, Full Basement with plenty of storage space, and tool workshop. Beautiful Serene Backyard. Investors Don't miss this gem! Home is being sold, As Is, Home Inspection are for Informational Purposes Only. All Certificates and Approvals needed are Buyer's Responsibility. Please see agent remarks for additional instructions. Buyers and Agent must sign Hold Harmless Doc form before showing. Sellers Disclosure in Assoc. Docs.

## PROPERTY DETAILS

Exterior Cedar	OutsideFeatures Needs Work Porch Shed	ParkingGarage Auto Door Opener One Car	OtherRooms Dining Area Eat In Kitchen Laundry/Utility Room Pantry Storage Attic Primary BR on 1st floor
-------------------	------------------------------------------------	----------------------------------------------	---------------------------------------------------------------------------------------------------------------------------



Central

Ask for Duane Jarvis  
Berger Realty Inc.  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: dej@bergerrealty.com

Also include:  
Curtains  
Full  
Basement  
6 Ft. or More  
Room  
Heating  
More  
Hvac  
Mail

HotWater  
Gas

Water  
Public

Heating

6 Ft. or More

Room

Heating

More

Hvac

Mail

Sewer

Public Sewer

