

# Berger Realty

Since 1928



Berger Realty, Inc.  
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550 Central Avenue, E-6  
Linwood, NJ 08221

Asking \$297,000.00



## COMMENTS

THE PERFECT PLACE TO DOWNSIZE IN STYLE! Welcome to this desirable first-floor unit located in a highly sought-after 55+ adult community—offering comfort, convenience, and coastal charm. Ideally situated with easy access to beautiful beaches, local shops, popular eateries, and major roadways including the Garden State Parkway and Atlantic City Expressway. This thoughtfully designed 2-bedroom, 2-bath layout features a spacious owner's suite with a private bath, walk-in closet, and sliding doors leading to your own private patio. A second guest bedroom sits adjacent to the hall bath, with a split-bedroom floor plan that provides optimal privacy for both residents and guests. Enjoy the warmth of the cozy gas fireplace in the inviting living room, complemented by another set of sliders to the patio—perfect for indoor/outdoor living. The home also features laminated flooring in the hallway and formal dining area, while the updated kitchen boasts tile flooring, stainless steel appliances (refrigerator, range, and microwave), and plenty of cabinet space. A convenient laundry center with additional storage is tucked into the hallway. Community amenities include a sparkling pool and clubhouse. With no stairs, immediate occupancy, and a prime location just off the parking lot, this home is an exceptional buy! Don't miss your chance to enjoy the SUN-sational lifestyle of South Jersey—just in time for summer! Schedule all appointments through ShowingTime.

## PROPERTY DETAILS

Exterior Vinyl	ParkingGarage None	OtherRooms Dining Room Laundry/Utility Room	InteriorFeatures Foyer Master Bath Wall to Wall Carpet
<p>Ask for Mark Kolmer Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: mkj@bergerrealty.com</p>			

