

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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9 Lee Ave  
Absecon, NJ 08201

Asking \$374,900.00



## COMMENTS

HIGHEST AND BEST OFFERS to be submitted by Sunday, 4/27 at 6:00 PM. This beautifully maintained 3-bedroom ( plus a bonus room), 2-bath split-level home offers comfort, space, and convenience just minutes from Ventnor, Margate, Atlantic City beaches, and AC Airport. The main level features a bright living room, a spacious dining area, and a large kitchen with a tiled backsplash, and new flooring. Enjoy year-round relaxation in the sunny Florida room overlooking a nicely sized backyard – perfect for entertaining or unwinding. Upstairs, you'll find three bedrooms and a full bath, while the lower level offers a bonus room, another full bath, and flexible living space – ideal for guests or a home office. New carpets in select rooms add warmth throughout. The home also includes a full basement with a washer, dryer, and utilities including a furnace, AC, and water heater – all approx. 5 years old. Additional perks include a new roof and an oversized garage. Situated in a convenient location near shopping, dining, and schools, this home combines suburban charm with easy access to everything you need.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Asbestos	Fenced Yard	Attached Garage	Den/TV Room
		Two Car	Dining Area
			Eat In Kitchen
			Florida Room
			Laundry/Utility Room
			Recreation/Family
			Workshop



Ask for Patricia (Trish) Spengler

Berger Realty Inc

AppliancesIncluded  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: pjs@bergerrealty.com

Basement  
Full  
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Dryer  
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Microwave  
Refrigerator  
Washer



Cooling  
Central

HotWater  
Gas

Water  
Public

Sewer  
Public Sewer