

# Berger Realty

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Berger Realty, Inc.  
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Ocean City, NJ 08226  
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99 Holly Hills  
Somers Point, NJ 08244

Asking \$525,000.00



## COMMENTS

Explore the possibilities of this single-family home across from a golf course with an in-ground swimming pool, in a desirable location. The house is perfectly situated on a large, peninsula lot. The wrap-around porch overlooks beautiful views of the tree-lined, 17th hole at Greate Bay Country Club. There are 3 bedrooms and 3 bathrooms and a semi-finished basement. The family room leads out to the swimming pool and fenced-in back yard oasis. The Primary bedroom is located on the main floor and also opens out to pool and patio. Kitchen and basement both have exit doors. \*\*\* This diamond in the rough is a fixer upper with strong upside potential in a highly desirable location \*\*\* Pool has new equipment and is professionally maintained. Additional amenities include a newer 4 year old roof, storage shed and sprinkler system & pool that are fed by no cost well water.

## PROPERTY DETAILS

Exterior Vinyl	Outside Features Fenced Yard Patio Pool-In Ground Porch Shed Sprinkler System	Parking/Garage None	Other Rooms Den/TV Room Dining Room Eat In Kitchen Laundry/Utility Room Recreation/Family Storage Attic Workshop Primary BR on 1st floor
Cooling Central	Water Public	Sewer Public Sewer	Heating 6 Ft. or More Heat Plate



Ask for Chris Warren  
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3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email: caw@bergerrealty.com  
Appliances Included  
Dishwasher  
Dryer  
Electric Stove  
Refrigerator  
Washer

Basement  
6 Ft. or More  
Room  
Finished  
Inside Entrance  
Outside Entrance  
Plumbing

