

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



1207 McClellan Ave  
Pleasantville, NJ 08225

Asking \$525,000.00



## COMMENTS

A magnificent home. Only 2 years old and in great condition. This home has everything you may want need in order to live comfortably, especially if you have a large family. 4 nice size bedrooms. A nice office that can be used as an office or a downstairs bedroom. Very large semi-finished basement with a bathroom and totally framed and ready to be converted into more living space. A very large fenced in lot and a huge garage. This home is very close to everything, including all the beaches in South Jersey. Malls, major stores and restaurants. This is a cooperating seller.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	Auto Door Opener	Den/TV Room
	Fenced Yard	Detached Garage	Dining Area
	Paved Road	Three or More Cars	Dining Room
	Porch		Eat In Kitchen
	Shed		Laundry/Utility Room
	Sidewalks		Recreation/Family
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	Basement	Heating
Carbon Monoxide	Dishwasher	6 Ft. or More Head Room	Forced Air
	Disposal	Room	Gas-Natural
	Dryer	Heated	Multi-Zoned
	Gas Stove	Inside Entrance	
	Refrigerator	Outside Entrance	
	Washer	Partially Finished	
		HotWater	
		Water	
		Gas	Public

**SALE**

**BADER-COLLINS ASSOCIATES**  
"THE TEAM YOU CAN TRUST"

**BERGER REALTY**  
3160 Asbury Avenue

**BADERCOLLINS.COM**  
Electric

Ask for Bader - Collins Associates  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: bca@bergerrealty.com  
http://www.BADERCOLLINS.com

