

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



201 Arctic Ave  
Minotola, NJ 08341

Asking \$315,000.00



#### COMMENTS

\*PICTURES COMING SOON\* ??Charming 2 Bed, 1.5 Bath Rancher in Peaceful Minotola???? Welcome to the perfect blend of comfort and convenience! This beautifully maintained ranch-style home features 2 spacious bedrooms, 1.5 baths, and sits on nearly half an acre of land—surrounded by privacy hedges for a serene, tucked-away feel.??? Highlights include: A large 2-car garage plus a carport for additional space???? A generous basement with easy finishing potential?? A lovely back deck—perfect for summer grilling and entertaining?? A roomy living area ideal for relaxing after a long day??? Only personal cosmetic updates are needed to make this home your own! Located just minutes from excellent restaurants and shopping, this property is ideal for small families, downsizers, or anyone seeking a quiet neighborhood retreat?? Don't miss out—schedule your private tour today??

#### PROPERTY DETAILS

ParkingGarage	Heating	Water	Sewer
Attached Garage	Gas-Natural	Public	Public Sewer

Ask for Donna M. Drohan  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: dmd@bergerrealty.com

