

# Berger Realty

Since 1928



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



5 Country Cedar Lane  
Egg Harbor Township, NJ 08234

Asking \$199,900.00



## COMMENTS

Very nice 2 BD 1 BA 1st floor condo located in the desirable Country Place. This condo is in very good condition with a nice sized living room. There is a galley kitchen and dining area. The Master BD is a great size and has 2 closets. The 2nd BD is also a decent size. The HWH is 5 years old. There is a community pool and playground. The HOA is responsible for all exterior maintenance including the roof, the owner is responsible for the windows and doors. Agents, please take note, no renting the condo for the 1st year of purchasing. There is a current tenant who is very cooperative and will need 60 days to vacate the property. NO SHOWINGS ON SUNDAYS and after 2 on SATURDAYS. Close to public transportation, restaurants and shopping. Also, easy access to the parkway and expressway.

## PROPERTY DETAILS

ParkingGarage	OtherRooms	InteriorFeatures	Heating
None	Dining Area	Pets Allowed	Forced Air
	Primary BR on 1st floor		Gas-Natural
Cooling	HotWater	Water	Sewer
Central	Gas	Public Water	Public Sewer



Ask for Tom Melchionni  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: tom@bergerrealty.com

