















## **COMMENTS**

Nestled on a beautifully shaded, nearly one-acre lot, this updated split-level home offers the perfect blend of space, style, and convenience. With over 2,700 square feet of finished living space, the home features 4 generously sized bedrooms—with the potential for a 5th—and 3.5 fully renovated bathrooms. The finished walk-out basement provides versatile options for multigenerational living, guest quarters, or a private home office suite, also featuring a full updated bathroom. The kitchen shines with stainless steel appliances, granite countertops, and updated cabinetry, while the bathrooms have been thoughtfully modernized for comfort and appeal. Step outside to enjoy your private, wooded backyard oasis or explore the countless nearby amenities. Located just minutes from Route 55, Cumberland Mall, The Ave in downtown Vineland, Rowan University, and the historic Delsea Drive-In Theatre. Outdoor enthusiasts will love being close to Union Lake's 5,000 acres of boating, fishing, and more. Don't miss this rare opportunity to own a spacious, move-in-ready home in a prime location with room to grow and enjoy nature.

	۳	• • •		_			_			•••		•	٠	_	_
ı	D	R	n	D	F	D.	T	v	n	E٦	۲.	ī	ı	c	•

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Concrete	Deck	None	Den/TV Room
Vinyl	Porch		Dining Area
	Shed		Eat In Kitchen
			In-Law Quarters
			Laundry/Utility Room
			Library/Study
			Primary BR on 1st floor
			Recreation/Family

Storage Attic

InteriorFeatures	AppliancesIncluded	Basement	Heating		
Carbon M	onoxide Dishwasher	6 Ft. or More	Head Forced Air		
Detector	Gas Stove	Room	Gas-Natural		
Smoke/Fire Ala	rm Microwave	Finished			
Storage	Refrigerator	Full			

Walk In Closet Heated
Whirlpool Inside Entrance
Outside Entrance
Plumbing

Cooling HotWater Water Sewer





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



Central Electric Gas

Public

Public Sewer



Ask for Margarita Kobilianets Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076

