

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**22 Continental**  
**Sicklerville, NJ 08081**

**Asking \$414,900.00**



## COMMENTS

This Strauss (largest model @approx 2200ft) home is a perfect blend of modern design, functionality, and Energy Efficiency. With luxurious upgrades and versatile spaces, it's ready to meet all your needs.. The 4th Bedroom or can be used as a Great Room is Located on the 1st/ground level. This space offers endless possibilities. entertaining space, or playroom. with a 1/2 bath. Complete with a sliding door that opens to a stunning paver patio covered by the deck above with a Trex RainEscape roof system, ideal for outdoor enjoyment. On the Main level is an Open floor plan with living area, kitchen and dining area and 1/2 bath. Slider that opens to a Beautiful deck featuring a built-in bar. Interior Features: Motorized window treatments on the main level for convenience for a sleek and sophistication look. Indirect lighting throughout the home for a warm and inviting atmosphere. Mounted TVs with hidden outlets, keeping spaces sleek and clutter-free. Luxury Vinyl Plank (LVP) flooring throughout the second floor, including the living room, dining room, and kitchen. Built-in coffee bar for added charm. \*\*\*Energy Efficiency:\*\*\*\*\* FULLY PAID 24-panel solar system, producing 11.4MWh in 2024 with a usage of only 7.3MWh. THERE IS NO electric Bill and SREC credits to paid back to YOU every month. 50 Amp outlet in the garage for EV charging. !!!! This neighborhood is So conveniently located. Has a Park behind to walk to, Close to AC Expressway, PHila. Restaurants and Malls. Don't miss the chance to make this dream home yours—schedule a tour today!

## PROPERTY DETAILS

| Exterior                       | OutsideFeatures | ParkingGarage | OtherRooms     |
|--------------------------------|-----------------|---------------|----------------|
| Deck                           |                 | One Car       | Dining Area    |
| Patio                          |                 |               | Eat In Kitchen |
| Ask for Brent Kolmer           |                 |               |                |
| Berger Realty Inc              |                 |               |                |
| 109 E 55th St., Ocean City     |                 |               |                |
| Call: 609-399-4241             |                 |               |                |
| Email to: bak@bergerrealty.com |                 |               |                |
| Also Included                  |                 |               |                |
| Appliances Included            |                 |               |                |
| Blinds                         |                 |               |                |
| Disposal                       |                 |               |                |
| Dishwasher                     |                 |               |                |
| Dryer                          |                 |               |                |
| Gas Stove                      |                 |               |                |
| Microwave                      |                 |               |                |
| Refrigerator                   |                 |               |                |
| Self Cleaning Oven             |                 |               |                |
| Washer                         |                 |               |                |



Cooling  
Central

HotWater  
Tankless-gas

Water  
Public

Sewer  
Public Sewer