

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

oc17@BergerRealty.com



**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 Great Room is Located on the main level. This space offers endless possibilities. It can serve as a bedroom, entertaining space, or playroom. 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.. There is also a 1/2 Bath on the lower level. 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 Peter Harp  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
NJ 08226  
Call: 609-391-0500  
Email to: pph@bergerrealty.com  
Also Included  
Appliances Included  
Blinds  
Dishwasher  
Shades  
Gas Stove  
Microwave  
Refrigerator  
Self Cleaning Oven  
Washer



Cooling	HotWater	Water	Sewer
Central	Tankless-gas	Public	Public Sewer