

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



12 Woodlot  
Somers Point, NJ 08244

Asking \$479,900.00



## COMMENTS

LOCATION!! Looking to step away from stress? This 3BR, 2BA Cape Cod is situated at the end of a quiet cul de sac overlooking Patcong Creek and is only minutes from grocery stores, shopping, restaurants and all that Somers Point has to offer. Embracing nature, the owners have kept mature trees and native plants for the birds and wildlife, creating a peaceful backyard environment. And the views? Wow! You'd be hard pressed to find another like this one currently available here. Sunrise views are spectacular as are the bald eagles you will see soar overhead. The second floor of this home is unfinished and awaiting your design. Can easily be another two bedrooms and a bath. The house was built on extra blocks, so you can stand up underneath the house - it has never been flooded. Solar panels come with the house and are paid off which allows new owners to reap the benefits - low electric bills plus money each quarter from SREC's (solar energy credits). The home needs some cosmetic updating/TLC which is why it is being sold "AS IS". Make an offer! Contingent on seller finding suitable housing. Agent can provide copy of bills. Please don't let the cat out ,ty.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	None	Eat In Kitchen
	Paved Road		Primary BR on 1st floor
	Pool-Above Ground		
	AppliancesIncluded	Basement	Heating
	Asks for Cynthia Hones	None	Forced Air
	Berger Realty Inc		Gas-Natural
	109 E 55th St., Ocean City		
	Call 609-399-4211		
	Email to: cah@bergerrealty.com		
	Self Cleaning Oven		
	Washer		
	Water	Sewer	
Central	Public	Public Sewer	

