

# Berger Realty

Since 1928



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**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 Vinyl	OutsideFeatures Deck Paved Road Pool-Above Ground	ParkingGarage None	OtherRooms Eat In Kitchen Primary BR on 1st floor
	AppliancesIncluded Dishwasher Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	Basement Unfinished Space	Heating Forced Air Gas-Natural
	Water Public	Sewer Public Sewer	

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