

# Berger Realty

Since 1928



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109 Fairway  
Buena Vista Township, NJ 08310

Asking \$725,000.00



## COMMENTS

Charming Cape Cod-Style Brick Home in Buena Vista Country Club Welcome to this beautifully updated Cape Cod-style brick home, perfectly nestled in the highly sought-after Buena Vista Country Club community. This home offers a blend of classic architecture and modern updates, creating a warm and inviting living experience. This home offers 2 separate bedrooms on the main level with a full bathroom, that can also be utilized as an in-law suite. Inside, you'll find a thoughtfully designed kitchen featuring elegant granite countertops, stainless steel appliances, and rich hardwood flooring—perfect for everyday living and entertaining. Enjoy the pool table for that extra fun when entertaining. The spacious sunroom, heated and cooled with energy-efficient mini-split units, offers year-round enjoyment with scenic views of the outdoor space. Additional modern upgrades include a tankless water heater and an HVAC system that's only 2.5 years old, ensuring comfort and efficiency throughout the seasons. Step outside to a breathtaking outdoor living area and a brand new fenced yard—ideal for pets, play, or gatherings. The yard is equipped with electrical power access all the way to the shed, providing flexibility for outdoor lighting, entertainment setups, or future additions like a hot tub or outdoor kitchen. Home is equipped with a Generac generator. Don't miss the opportunity to own this charming, turnkey/move-in-ready home in one of the area's most desirable neighborhoods.

## PROPERTY DETAILS

Exterior Brick	Outside Features Deck Fenced Yard Patio	Parking/Garage Attached Garage Two Car	Other Rooms Dining Room Eat In Kitchen Florida Room In-Law Quarters Handicapped Room
	Ask for Norman Hartzel		
	Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076		
Appliances Included Dishwasher Gas Stove Microwave Refrigerator	Basement Full Unfinished		
Cooling Central	Hot Water Tankless-gas	Water Well	Sewer Septic