

Berger Realty

Since 1928



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com



1964 Oak Road
Vineland, NJ 08360

Asking \$214,900.00



COMMENTS

Welcome home to this affordable spacious 3-bedroom, 1.5-bath townhouse offering comfort and functionality across multiple levels in a great location. Featuring a partially finished basement with bar, perfect for a family room, home office, or additional entertaining space. Other section of basement is the laundry/storage room. Enjoy the outdoors on your private back deck, ideal for summer BBQs or relaxing with your morning coffee. Primary bedroom has a private sink and his and hers closets. Conveniently located near schools, parks, shopping and public transportation. The Condo Association provides lawn care front and back, maintenance of common areas. Water, sewer, trash and snow removal. Closing Subject to seller finding suitable housing. Condo Fee's are \$378 a month. \$278 for HOA and \$100 for Condo assessment*** Condo assessment is \$100 a month for 9 years. This is for the road, roof, water and sewer lines. *** Buyer to pay a capital contribution fee of 4 x HOA fee of \$278(\$1,112) due at closing.

PROPERTY DETAILS

Exterior Brick	ParkingGarage None	OtherRooms Dining Area Laundry/Utility Room Recreation/Family	InteriorFeatures Bar Pets Allowed Wall to Wall Carpet
Heating Forced Air	Cooling Central	HotWater Electric	Water Public Water



Ask for Lureen "Lani" Calcara
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: luc@bergerrealty.com

