

# Berger Realty

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Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
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301 Broad  
Milmay, NJ 08340

Asking \$425,000.00



## COMMENTS

Charming older farmhouse with 2.92 acres with wrap around porch, New carpet in Living Room, Dining Room and Kitchen. Brick Fireplace with wood stove in Living Room, wood Ceilings in Living and Dinning Room. Built in Murphy Bed in Dining Room, Laundry Rm off Kitchen, Large Eat in Kitchen w/plenty of Cabinets. Full tile bathroom on 1st Floor, 3 Bedrooms on 2nd floor, with possible 4th bedroom that is a walk thru or could be used as a study/office. Central Air system. Walk up floored attic w/ attic fan. Bilco door to full basement and Inside Entrance. In ground Sprinkler system. Total 3 lots included in the sale for a total of 2.92 acres-- Lot#6 is 301 Broad St. 116x130, .2632 acre, Lot#5 is Rail Road Blvd. 171x140, .5656 acre. Lot#4 is Rail Road Blvd 2 Acres.( See attached tax map with photos for location of lots-Tyler Ave is a paper street) This Residential Home is in PVRC Zone. Possible Commercial use With Variance and Pineland and Township approvals. Possibility of Tyler Rd being vacated. Property being sold in AS IS condition. Buyer shall be responsible for all inspections, certifications and repairs to close.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Aluminum	Paved Road	None	Dining Room
	Porch		Eat In Kitchen
	Sprinkler System		Laundry/Utility Room
			Library/Study
			Storage Attic



Ask for Linda Watts  
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