

# Berger Realty

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Ocean 17  
1670 Boardwalk  
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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 Troy Eggle  
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