

# Berger Realty

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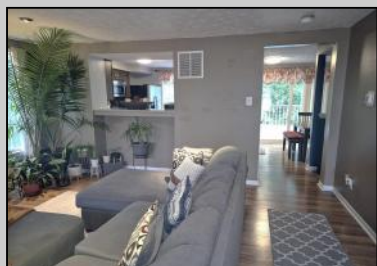
Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

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**37 Wagon Wheel**  
**Sicklerville, NJ 08081**

**Asking \$270,000.00**



## COMMENTS

**\*\*Multiple Offers received. Highest & Best due by noon on June 15th\*\*** Fantastic 3 Bedroom, 2 Bath end-unit townhouse in Wilton's Corner! The welcoming front porch greets you upon your arrival and is where you can sit and meet all your new neighbors. Enter inside and feel like you are home! The large living room is perfect for comfy furniture, or a more formal atmosphere. Follow straight into the large eat-in kitchen which is just the perfect size for every buyer, and has a full stainless appliance package. Just off the kitchen is a large deck that is perfect for entertaining, or sitting quietly to enjoy the surrounding trees as the back of this townhouse faces the woods. Upstairs you'll find three nicely sized bedroom, including the large primary, and a full bath. In the lower level, which is 90% finished, you'll discover another full bath, the utility and laundry room, and nice size family room with a wood burning fireplace. The door to outside leads to an area under the deck above, which could be finished as a covered patio. Newer flooring! Newer HVAC and hot water heater! Newer rear sliding door! Newer front storm door! Community pool and daycare facility with a very low monthly HOA fee of just \$96! All this PLUS a ONE-YEAR Home Warranty! This property is calling for YOU!!! (Exterior photos coming soon!!) Easy to see!

## PROPERTY DETAILS

Exterior	Outside Features	Parking	Garage	Other Rooms
Vinyl	Curbs	None		Den/TV Room
	Deck			Eat In Kitchen
	Porch			Laundry/Utility Room
	Side Walk			
Ask for Brian Kolmer				
Berger Realty Inc				
109 E 55th St., Ocean City				
Call: 609-399-4211				
Email to: bk@bergerrealty.com				
	Basement			
	Also Included			
	Curbs			
	Fireplace Equipment			
	Inside Entrance			
	Outside Entrance			
	Plumbing			
	Partially Finished			



Cooling  
Ceiling Fan(s)  
Central

Hot Water  
Gas

Water  
Public

Sewer  
Public Sewer