

# Berger Realty

Since 1928



Berger Realty, Inc.  
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Ocean City, NJ 08226  
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1081 Route 50  
Petersburg, NJ 08270

Asking \$524,900.00



## COMMENTS

One of a kind, desirable Single family home over 1700 sq ft located just steps to Amandas Field on 1.94 acres in Petersburg! Greeted by a cozy front porch, the main floor features large living room with gas fireplace, crown molding, dining area, eat in kitchen with center island, pantry, laundry room with front loader appliances including gas dryer, mud room, powder room and private master bedroom with rear deck access and master bathroom plus walk in closet. Second floor boasts 3 additional bedrooms & full bathroom. More amenities include newer gas heat & central air, gas hot water heater, ceiling fans, vinyl laminate & tile flooring, water treatment system and more! Need storage? There's plenty! Detached one car garage with workshop, shed and over 1200 sq ft heated pole barn with office, loft/den and Atlas automotive lift & air compressor with external housing. Ample parking and room for outdoor entertaining with quaint patio, covered outdoor seating, hot tub, all located close to great school systems & a quick drive to other shore points!

## PROPERTY DETAILS

|                                                                                                                                               |                                                                                   |                                                                            |                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                                             | OutsideFeatures<br>Deck<br>Outside Shower<br>Patio<br>Paved Road<br>Porch<br>Shed | ParkingGarage<br>Auto Door Opener<br>Detached Garage<br>Three or More Cars | OtherRooms<br>Den/TV Room<br>Dining Area<br>Eat In Kitchen<br>Laundry/Utility Room<br>Loft<br>Pantry<br>Primary BR on 1st floor<br>Workshop |
| <p>Ask for James P. Monroe<br/>Berger Realty Inc<br/>109 E 55th St., Ocean City<br/>Call: 609-399-4244<br/>Email to: jmp@bergerrealty.com</p> |                                                                                   |                                                                            |                                                                                                                                             |
| <p>AppliancesIncluded<br/>Dishwasher<br/>Gas Stove<br/>Microwave<br/>Refrigerator<br/>Self Cleaning Oven<br/>Washer</p>                       |                                                                                   |                                                                            |                                                                                                                                             |
| <p>Heating<br/>Gas-Natural</p>                                                                                                                |                                                                                   |                                                                            |                                                                                                                                             |



HotWater  
Gas

Water  
Well

Sewer  
Septic