

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
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304 Hamilton Ave  
Linwood, NJ 08221

Asking \$399,000.00



## COMMENTS

Start smart or downsize with this 3 bed, 1 bath ranch in an awesome Linwood location! Nice layout with an additional bonus room, large 75X156 yard, sprinkler system, security system, newer roof and just waiting for your personal touch. Walk to all 3 schools (less than a mile to each), hop on the bike path, and enjoy everything Linwood has to offer. Move right in, update as you go, and build some serious equity. This is incredible value for a single-family home in Linwood under \$400K... don't miss your shot to plant your flag here!

## PROPERTY DETAILS

|                  |                         |               |                         |
|------------------|-------------------------|---------------|-------------------------|
| Exterior         | OutsideFeatures         | ParkingGarage | OtherRooms              |
| Vinyl            | Porch                   | None          | Den/TV Room             |
|                  | Shed                    |               | Eat In Kitchen          |
|                  | Sidewalks               |               | Laundry/Utility Room    |
|                  | Sprinkler System        |               | Primary BR on 1st floor |
|                  |                         |               | Storage Attic           |
| InteriorFeatures | AppliancesIncluded      | Basement      | Heating                 |
| Security System  | Dryer                   | Crawl Space   | Forced Air              |
| Storage          | Gas Stove               |               | Gas-Natural             |
|                  | Microwave               |               |                         |
|                  | Refrigerator            |               |                         |
|                  | Washer                  |               |                         |
|                  | Ask for Donna M. Drohan |               |                         |
|                  | Berger Realty Inc       |               |                         |
| Cooling          | Hot Water               | Water         | Sewer                   |
| Central          | Gas                     | Public        |                         |

Call: 609-391-1330

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