

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



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 Vinyl	OutsideFeatures Porch Shed Sidewalks Sprinkler System	ParkingGarage None	OtherRooms Den/TV Room Eat In Kitchen Laundry/Utility Room Primary BR on 1st floor Storage Attic
InteriorFeatures Security System Storage	AppliancesIncluded Dryer Gas Stove Microwave Refrigerator Washer	Basement Crawl Space	Heating Forced Air Gas-Natural



Ask for Ken Sedberry  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: kas@bergerrealty.com

