

Berger Realty

Since 1920



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

info@bergerrealty.com



**5323 Carolina
Mullica Township, NJ 08215**

Asking \$384,975.00



COMMENTS

Located on "Sweet" S. Carolina Ave in Mullica Twp! Everything you could want in a home is right here! Spacious ranch living. Upon entering, you are greeted with warm Knotty Pine wood paneling bringing character and charm. The kitchen is very bright and inviting and has tons of gorgeous cabinetry. Plenty of space for the dining table and this area flows right into the family room. Perfect for family gatherings! Outside is a nature lovers dream! Enjoy the spacious deck while overlooking the beautiful yard. (brand new awning comes with the house) Like to live off the land? Then this garden is perfect for you. Equipped with a sprinkler system to keep your fruits and veggies hydrated with ease. Like to sit by the bon fire? There's a spot for that too, right outside the "Man's Cave" which houses a workshop/protentional office space or tons of storage options. Included in this sale is another 4.55 acres around the corner (deed restricted currently used for hunting with trails throughout). HVAC is just one year young, water heater is 2 years young. Seller just had a professional company do an energy efficiency test and had the attic reinsulated, the crawl space was professionally insulated and vapor barrier installation, door seals were replaced, all to make sure the house was energy efficient. Plus you have a low cost solar lease \$131.99/month to be transferred to new owner. Seller has no electric bill and gets a refund every year. Taxes need to be updated because Seller pays zero due to Veteran Status. See It. Love It. Own It!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Deck	Deck	Detached Garage	Eat In Kitchen
Porch	Ask for Brian Kolmer		Laundry/Utility Room
Shed	Berger Realty Inc		Primary BR on 1st floor
Sprinkler System	109 E 55th St., Ocean City		
	Call: 609-399-4211		
	Email to: bk@bergerrealty.com		
	Appliances Included	Basement	
	Gas	Water Well	
	Microwave		
	HotWater		
	Gas		
Central			Septic

