

# Berger Realty

Since 1928



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



208 Arctic Ave  
Minotola, NJ 08341

Asking \$385,000.00



## COMMENTS

This charming 3 bedroom, 2 full bath home, situated on a quiet residential street, offers the perfect combination of comfort, space, and functionality. Step inside to find a bright and inviting living area, ideal for relaxing or entertaining. The home features an open floor plan with a spacious kitchen offering ample cabinetry and stainless steel appliances. The primary suite includes its own private full bath, providing a peaceful retreat at the end of the day. Two additional bedrooms offer flexibility for family or guests. The fully finished basement offers versatile space for family room, recreation room, gym-options are endless. Newer hot water heat and new washer and dryer!! Relax on the outdoor deck or enjoy spending time with the family in the expansive fenced-in yard which is perfect for gatherings, gardening, or simply enjoying the outdoors. Property is being sold strictly AS-IS.

## PROPERTY DETAILS

Exterior Vinyl	Outside Features Fenced Yard Sprinkler System	Parking/Garage None	Appliances Included Dishwasher Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer
-------------------	---	------------------------	--



Ask for Alexandra Canfield  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: aic@bergerrealty.com

Sewer  
Public Sewer

Hot Water  
Gas

