

# Berger Realty

Since 1928



Berger Realty, Inc.  
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208 Arctic Ave  
Minotola, NJ 08341

Asking \$374,000.00



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



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Sewer  
Public Sewer

Hot Water  
Gas

