

# Berger Realty

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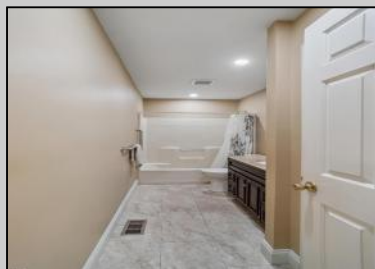


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Ocean City, NJ 08226  
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**3 Manning**  
**Leeds Point, NJ 08205**

**Asking \$449,975.00**



## COMMENTS

\*\*\*LEEDS POINT @ GALLOWAY NEW LISTING ALERT\*\*\*2 BED 2 FULL BATH RANCHER\*\*\*COMPOSITE DECKING\*\*\*2 CAR GARAGE W/ BRAND NEW DOOR\*\*\*FRESHLY PAINTED EXTERIOR\*\*\*GRANITE COUNTERS\*\*\*1.1 ACRE LOT\*\*\*1,458 SQ FT\*\*\* Make Manning Ct yours~Fantastic rancher nestled on a cul-de-sac street with a large lot that is shrouded in privacy. Walking up, you will find an oversized deck/porch area that is very inviting. Composite material makes it nearly maintenance free. Brand new garage door offers great curb appeal. Upon entering, you are getting by a very open family room & dining room combo adorned with beautiful 3/4" hardwood floors. Natural light fills this area via the Andersen windows. At the rear, you will find an eat in kitchen topped with granite counters along with a slider leading to the private back yard & oversized deck. En suite offers a great custom bath. Guest bedroom and bath are both comfortably sized.

## PROPERTY DETAILS

|                        |   |   |                         |
|------------------------|---|---|-------------------------|
| Exterior<br>Wood       | ParkingGarage<br>Attached Garage<br>Two Car | AppliancesIncluded<br>Gas Stove<br>Self Cleaning Oven | Basement<br>Crawl Space |
| Heating<br>Gas-Natural | Cooling<br>Central                          | HotWater<br>Gas                                       | Water<br>Well           |



Ask for Leon Grisbaum  
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