

# Berger Realty

Since 1928



Berger Realty, Inc.  
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Ocean City, NJ 08226  
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500 Van Sant Ave  
Linwood, NJ 08221

Asking \$449,000.00



## COMMENTS

Move-in ready 3-4 bedroom, 2 bathroom ranch located in the heart of Linwood. This home is perfect for a starter home with room to grow or someone looking to downsize with single floor living. Step into the living room with beautiful hardwood floors that leads into the updated eat-in kitchen with stainless steel appliances, soft-close cabinets, and granite countertops. Converted garage for additional living space or 4th bedroom. Down the hall is a primary suite with a full bath and 2 additional generously sized bedrooms accompanied by a full hallway bath. Additional highlights include a laundry room, open and airy front porch, enclosed back porch, fenced-in yard with lots of privacy, new roof, and new water heater. 100% move-in ready and priced to sell—schedule your showing today because this one won't last! Very easy to show!

## PROPERTY DETAILS

|                  |                                |               |                         |
|------------------|--------------------------------|---------------|-------------------------|
| Exterior         | OutsideFeatures                | ParkingGarage | OtherRooms              |
| Asbestos         | Curbs                          | None          | Den/TV Room             |
| Brick            | Fenced Yard                    |               | Eat In Kitchen          |
|                  | Sidewalks                      |               | Laundry/Utility Room    |
|                  |                                |               | Primary BR on 1st floor |
|                  |                                |               | Storage Attic           |
| InteriorFeatures | AppliancesIncluded             | Basement      | Heating                 |
| Carbon Monoxide  | Dishwasher                     | Crawl Space   | Forced Air              |
|                  | Disposal                       |               | Gas-Natural             |
|                  | Ask for Michael Maina          |               |                         |
|                  | Berger Realty Inc              |               |                         |
|                  | 3160 Asbury Avenue, Ocean City |               |                         |
|                  | Call: 609-399-0076             |               |                         |
|                  | Email to: mai@bergerrealty.com |               |                         |
|                  | HotWater                       | Water         |                         |
|                  | Gas                            | Public        |                         |

