



**105 West
Minotola, NJ 08341**

Asking \$484,999.00



COMMENTS

MOVE IN READY CAPE COD ON AN OVERSIZED CORNER LOT IN MINOTOLA ! Welcome to 105 N. West Ave. a beautifully maintained and spacious 2 Story Home on a Massive 154'\X166' Corner Property. Offering 3 Bedrooms and 3 Bathrooms and 1873 square feet of Comfortable Living space. This home is packed with upgrades and Outdoor Space perfect for Entertaining and Everyday living. Step inside to find Gleaming Hardwood Floors throughout the Main Level, including the Kitchen, Living Room, and the Primary Suite, which features a Private Spa-style Bathroom with a Jacuzzi Tub and a walk in Shower. There is also a Powder Room on the first level as well. The Bright Kitchen boasts Corion Countertops , a Breakfast Bar and included Appliances (Stove, Refrigerator, Dishwasher, Washer and Dryer) Upstairs are 2 more nice size Bedrooms and a 3rd Full Bathroom. Off the Bedroom is a Full Attic with a possibility to make a 4th Bedroom or finish for Extra Storage . Enjoy the Outdoors on the Huge Trex Deck , Perfect for gatherings and Grilling and overlooking a huge Backyard with room enough for a Pool, Playset for kids, or even a baseball game to enjoy . You will also find mature fig tree plants and SHED with a New Roof. This home includes::: A NEWER Roof from 2021 with Owens Corning Lifetime Architectural High Wind Shingles Sealed and Waterproofed the Full Basement now Ready to be Finished:: New Power Attic Fan:: and with potential to finish the Attic for a 4th BR or Storage. Nearby are 2 Parks (BRUNO MELINI AND BLACKWATER POND) within walking DISTANCE only 1 -2 minutes to Enjoy Concerts or just walking around. Close to Restaurants, Doctors Offices, and Everyday conveniences. This is your chance to Own a Move in Ready Home with space to grow in a Peaceful, walkable neighborhood. SCHEDULE YOUR SHOWING TODAY WITH SHOWINGTIME !!! \ " PROFESSIONAL PICTURES AND DIGITAL COMING THIS WEEK \ "

PROPERTY DETAILS

Exterior		OutsideFeatures	ParkingGarage	OtherRooms
Vinyl		Deck	Two Car	Pantry
		Paved Road	Attached Garage	Storage Attic
		Porch	See Remarks	Primary BR on 1st floor
		Shed		
		Sprinkler System		
InteriorFeatures		AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide	Dishwasher		Blinds	6 Ft. or More Head
Detector	Dryer		Rugs	Room
Kitchen Center Island	Gas Stove			Full
Storage	Refrigerator			Inside Entrance

Berger Realty

• Since 1928 •



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



Smoke/Fire Alarm
Walk In Closet

Self Cleaning Oven
Washer

Heating
Forced Air
Gas-Natural

Cooling
Central

HotWater
Gas

Water
Public

Sewer
Public Sewer



Ask for Chris Warren
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: caw@bergerrealty.com

