



**105 West  
Minotola, NJ 08341**

**Asking \$454,999.00**



**COMMENTS**

WELCOME TO THIS BEAUTIFUL HOME ON A MASSIVE SIZE CORNER PROPERTY LOCATED ON 105 N.WEST AVE. IN MINOTOLA. OUTSIDE, YOU HAVE A NEWLY BUILT VINYL FRONT PORCH, AND A HUGE TREX DECK OUT BACK GREAT FOR ENTERTAINING WITH FAMILY AND FRIENDS, AND THE YARD IS HUGE TO ADD A NICE IN GROUND POOL OR ABOVE GROUND, A TRAMPOLINE OR WHATEVER TO ENJOY. The SHED holds all your outside needs. There is an ELECTRIC FENCE out back. a Sprinkler System installed. The Roof was replaced just 4 years ago. INSIDE you have the PRIMARY MASTER BEDROOM on the FIRST FLOOR connecting with your own private JACUZZI and SHOWER . The BEAUTIFUL HARDWOOD FLOOR WAS JUST ADDED IN JULY. NEXT, YOU HAVE ALL VERY WELL MAINTAINED HARDWOOD FLOORS THROUGHOUT THE KITCHEN, LIVING ROOM, AND HALLWAY. THE KITCHEN HAS BEAUTIFUL HARDWOOD CABINETS, AND THE COUNTERTOP WRAPS AROUND FOR EXTRA SEATING. THE DINING AREA IS SPACIOUS ENOUGH FOR EXTENDED FAMILY GATHERINGS. THEN OFF OF THE KITCHEN FRENCH DOORS STEP ONTO YOUR BEAUTIFUL HUGE TREX DECK TO RELAX AND ENTERTAIN FAMILY AND FRIENDS. Back inside the LIVING ROOM also has a GAS LINE Connected in place to add a FIREPLACE and the connection for the mounted TV will stay. Upstairs there are 2 more Spacious Bedrooms and a Full Bathroom. The Attic is ready to be converted into a Huge Bedroom or Playroom or for all your Storage needs. The ROOF is only 4 years old 2021, the Hot Water Tank is new 2025, Hardwood floor 2025, Front PORCH is new 2025 . Location is only 30 minutes to THE OCEAN CITY BOARDWALK and beautiful BEACH and also close enough to enjoy the ATLANTIC CITY CASINOS, AND THE NEW WATER PARK and the TANGER OUTLETS with over 100 STORES FOR SHOPPING. EACH CASINO HAS A WELL-KNOWN CHEF IN THE RESTAURANTS. THIS HOME IS CONVENIENTLY LOCATED NEAR ALL THE LOCAL RESTAURANTS, STORES, DOCTORS AND PHARMACIES ETC. ASWELL AS 2 PARKS TO ENJOY WITH THE CHILDREN AND ALSO GREAT CONCERTS TO ENJOY. IF YOU ARE LOOKING FOR A QUIET AREA, THIS BEAUTIFUL HOME IS PERFECT AND WAITING FOR YOU TO COME HOME TO !!!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	Attached Garage	Pantry
	Paved Road	See Remarks	Primary BR on 1st floor
	Porch	Two Car	Storage Attic
	Shed		
	Sprinkler System		

# Berger Realty

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InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Dishwasher Dryer	Blinds Rugs	6 Ft. or More Head Room
Kitchen Center Island Smoke/Fire Alarm	Gas Stove Refrigerator		Full Inside Entrance
Storage Walk In Closet	Self Cleaning Oven Washer		
Heating Forced Air Gas-Natural	Cooling Central	HotWater Gas	Water Public
Sewer Public Sewer			



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