

**105 West
Minotola, NJ 08341**

Asking \$473,000.00



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	Two Car	Pantry
	Paved Road	Attached Garage	Storage Attic
	Porch	See Remarks	Primary BR on 1st floor
	Shed		
	Sprinkler System		

Berger Realty

• Since 1928 •



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
✉ info@bergerrealty.com



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



Ask for Phillip Bellucci
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: pjb@bergerrealty.com

