

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
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2 Sandy Ct  
Linwood, NJ 08221

Asking \$599,000.00



## COMMENTS

\*\*\*OPEN HOUSE ON Sunday August 10th between 1:30-3:30pm. Location, location, location! Sprawling 3 bedroom/ 2.5 bath Linwood rancher! Home offers a double entry door, slate foyer, formal living room and dining room, spacious family room with skylights, brick surround fireplace and steps down to a bright sun room with access to the back yard. Family room/sun room both with view of the classic wood burning fireplace. Kitchen features cook top and double ovens, plus separate dining area with brand new LVP. There is also a large laundry room with wash sink and a 1/2 bath. 3 comfortable bedrooms. Master bedroom has private bath and a large walk in closet. Home also boasts an in ground pool, large rear fenced-in yard, 1 car oversized garage, brick front elevation, sprinkler system, and updated HVAC in 2016. All situated on a corner lot on the cul-de-sac and walking distance to the Bargaintown lake and the MRA!

## PROPERTY DETAILS

Exterior	Outside Features	Parking/Garage	Other Rooms
Brick	Fenced Yard	Auto Door Opener	Dining Area
Wood	Patio	Detached Garage	Dining Room
	Paved Road	One Car	Florida Room
	Pool-In Ground		Laundry/Utility Room
	Sprinkler System		Primary BR on 1st floor
			Recreation/Family



Appliances Included: Dishwasher, Disposal, Dryer, Electric Stove, Refrigerator  
Also Included: Rugs  
Call for Brent Kolbert  
Berger Realty Inc.  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: bak@bergerrealty.com

Cooling: Ceiling Fan(s), Central  
Hot Water: Electric

Basement  
Crawl Space



Sewer  
Public Sewer