

# Berger Realty

Since 1928



Berger Realty, Inc.  
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515 Kadlubeck Way  
Little Egg Harbor, NJ 08087

Asking \$325,000.00



## COMMENTS

Location, location! Spacious 3 Bed 1.5 Bath Home just 1 mile from the water could be your home sweet home! Well maintained inside and out with curb appeal in a great neighborhood, just pack your bags and move right in! Foyer entry gives way to a light and bright living room with gleaming laminate flooring, along with an updated 1/2 bath and laundry room access. Upstairs, find the elegant formal dining room, along with a large eat-in-kitchen with sleek SS appliances, ample cabinet storage, chair rail molding, dinette space, and access to the rear deck for easy al fresco dining. Head upstairs to find the main full bath, along with 3 generously sized bedrooms. Plush backyard with deck, patio, and storage shed is fenced-in for your privacy and comfort. Newer roof (4 years), and leased solar panels save on utilities. Plenty of driveway parking and a prime location NOT on a flood zone, close to shopping, dining, 1 mile to the water, the list goes on! Don't miss out! This could be your Home Sweet Home!

## PROPERTY DETAILS

| Exterior   | OutsideFeatures | ParkingGarage | OtherRooms           |
|------------|-----------------|---------------|----------------------|
| Asbestos   | Fenced Yard     | None          | Dining Area          |
| Brick Face | Patio           |               | Dining Room          |
|            | Paved Road      |               | Eat In Kitchen       |
|            | Shed            |               | Laundry/Utility Room |

## InteriorFeatures



Sewer  
Public Sewer

| AppliancesIncluded | AlsoIncluded | Basement    |
|--------------------|--------------|-------------|
| Dishwasher         | Blinds       | Crawl Space |
| Dryer              | Curtains     |             |
| Gas Stove          | Drapes       |             |
| Microwave          | Shades       |             |
| Refrigerator       |              |             |
| Washer             |              |             |
| Cooling            | HotWater     |             |
| Window Units       | Electric     |             |



Ask for Joe Young  
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