



**116 MELINI AVE**  
**Buena Borough, NJ 08310**

**Asking \$429,900.00**



#### COMMENTS

\*\*\*\*\*BRAND NEW CONSTRUCTION IS UP AND READY TO SELL COMPLETE IMMEDIATE DELIVERY\*\*\*\*\*DARE TO COMPARE NOTHING COMES CLOSE-QUALITY AND FINISHES BLOWS THE COMPETITION AWAY! BRAND NEW CONSTRUCTION ON QUIET STREET WITH TOP QUALITY AMENITIES AND SMART HOME TECHNOLOGY THROUGHOUT SPARING NO EXPENSE! STATE OF THE ART SUPER SMART HOME HIGH EFFICIENCY APPLIANCES, GAS HEAT/AC PLUS CONTROL HVAC, LIGHTING, ETC. CONTROL ALMOST EVERYTHING FROM YOUR SMART PHONE TREMENDOUS OPEN FLOORPLAN W/ A SPACIOUS 3BEDROOM & 2.5 BATHS! RANCHERS W/ HIGH CEILINGS, APPROXIMATELY 1800 SQ FEET-UNHEARD OF AT THIS PRICEPOINT W/ 2 CAR SIDE LOADED GARAGE IN A PRIVATE LOCATION! EXACTLY WHAT BUYERS WANT! BRING YOUR FUSSIEST BUYERS! SUPER EZ TO SHOW! PRESALE PRICING FOR THE EDUCATED AND ASTUTE BUYER! CALL FOR DETAILS! PLS SEE FLOORPLAN IN PICS AND ASSOCIATED DOCS! EZ TO SHOW AND GO!

#### PROPERTY DETAILS

|                                                                                                       |                                                                                  |                                                |                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior                                                                                              | OutsideFeatures                                                                  | ParkingGarage                                  | OtherRooms                                                                                                                                                    |
| Vinyl                                                                                                 | Paved Road<br>Porch                                                              | Attached Garage<br>Auto Door Opener<br>Two Car | Den/TV Room<br>Dining Area<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room<br>Pantry<br>Primary BR on 1st floor<br>Recreation/Family<br>Storage Attic |
| InteriorFeatures                                                                                      | AppliancesIncluded                                                               | Basement                                       | Heating                                                                                                                                                       |
| Carbon Monoxide<br>Detector<br>Kitchen Center Island<br>Smoke/Fire Alarm<br>Storage<br>Walk In Closet | Dishwasher<br>Dryer<br>Gas Stove<br>Refrigerator<br>Self Cleaning Oven<br>Washer | Crawl Space                                    | Forced Air<br>Gas-Natural                                                                                                                                     |
| Cooling                                                                                               | HotWater                                                                         | Water                                          | Sewer                                                                                                                                                         |
| Ceiling Fan(s)                                                                                        | Gas                                                                              | Public                                         | Public Sewer                                                                                                                                                  |

# Berger Realty

• Since 1928 •



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



Central

Tankless-gas



Ask for Cynthia Balles  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [cyn@bergerrealty.com](mailto:cyn@bergerrealty.com)

