

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
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**137 Jeffers Landing**  
**Egg Harbor Township, NJ 08234**

**Asking \$739,000.00**



## COMMENTS

NEW CONSTRUCTION - 4BR / 2.5BA, two car garage, 2,800 sq ft just 5 miles to OCEAN CITY NJ beaches and boardwalk!! This property sits on 1 acre of land in a private setting. Homes features include: Foundation is crawlspace over short pilings(for extra support), 2x6 exterior walls, R-38 ceiling insulation with vapor barrier, R-21 fiberglass exterior wall insulation, 200 amp main service panel, Brushed nickel ceiling lights in bedroom, halls, laundry, kitchen, bathrooms, ding room area and walk-in closet Exterior CertainTeed® Architectural Shingles, Ice Shield Installed on Eave Overhangs, Minimum 15# Felt Paper Shingle Underlayment, Vented Vinyl Soffit, Ribbed Aluminum Fascia, and Aluminum Drip Edge,Shingle Over Ridge Vent (Shipped Loose), CertainTeed® MainStreet™ Vinyl Siding (Double 4 Clapboard, Double 5 Clapboard, or Dutch Lap), Smooth Fiberglass Front Door with 2-Panel Square, Composite Jambs, and Vinyl Brickmould (Per Plan), Smooth Fiberglass Rear Door with Half Glass, Composite Jambs, and Vinyl Brickmould (Per Plan), Satin Nickel Schlage® Keyless Touchscreen Deadbolt with Lever – Exterior Door Hardware (Per Plan), 6'-0" Vinyl Sliding Glass Door (Per Plan), Exterior Swing Doors Installed with Pan and Bracing Beneath Jamb, Vinyl Double Hung Low-E Brickmould Windows with Screens and Argon Gas, Vinyl Shutters, Installed on Front (Per Plan). This home is not a spec, seller will build specifically for the buyer.

## PROPERTY DETAILS

|                                                                                     |                                |                 |                                                                                       |
|-------------------------------------------------------------------------------------|--------------------------------|-----------------|---------------------------------------------------------------------------------------|
| Exterior Vinyl                                                                      | Outside Features               | ParkingGarage   | OtherRooms                                                                            |
|  | Deck                           | Attached Garage | Dining Area                                                                           |
|                                                                                     | Porch                          | Two Car         | Eat In Kitchen                                                                        |
|                                                                                     | Ask for Alexandra Aylward      |                 | Great Room                                                                            |
|                                                                                     | Berger Realty Inc              |                 | Laundry/Utility Room                                                                  |
|                                                                                     | 109 E 55th St., Ocean City     |                 |                                                                                       |
|                                                                                     | Call: 609-399-4211             |                 |  |
|                                                                                     | Email to: aaa@bergerrealty.com |                 | Spacious 1st floor                                                                    |
|                                                                                     | AppliancesIncluded             | Basement        |                                                                                       |
|                                                                                     | Dishwasher                     | Crawl Space     |                                                                                       |
|                                                                                     | Gas Stove                      |                 |                                                                                       |
|                                                                                     | Refrigerator                   |                 |                                                                                       |

Cooling Central

Water Well

Sewer Septic