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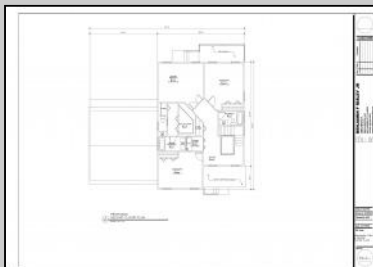


Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
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137 Jeffers Landing
Egg Harbor Township, NJ 08234

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 Deck Porch	ParkingGarage Attached Garage Two Car	OtherRooms Dining Area Eat In Kitchen Great Room Laundry/Utility Room
SALE BADER-COLLINS ASSOCIATES "THE TEAM YOU CAN TRUST" BADERCOLLINS.COM Ask for Bader - Collins Associates Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: bca@bergerrealty.com http://www.BADERCOLLINS.com			
Appliances Included Dishwasher Gas Stove Refrigerator	Rooms 2nd Floor	Crawl Space	QR Code

Cooling Central

Water Well

Sewer Septic