

# Berger Realty

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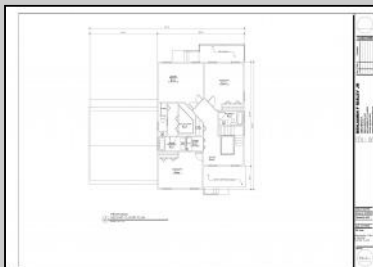
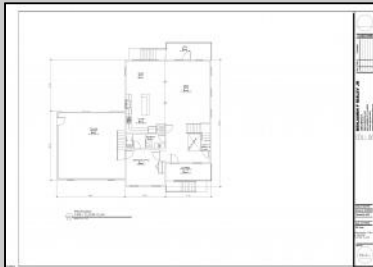


**Berger Realty, Inc.**  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



**137 Jeffers Landing**  
**Egg Harbor Township, NJ 08234**


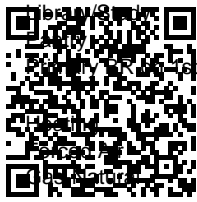
**Asking \$739,000.00**



## 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	Two Car	Dining Area
	Porch	Attached Garage	Eat In Kitchen
	Ask for John Greiner		Great Room
	Berger Realty Inc		Laundry/Utility Room
	3160 Asbury Avenue, Ocean City		
	Call: 609-399-0076		
Email to: jag@bergerrealty.com		2nd floor	
AppliancesIncluded	Basement		
Dishwasher	Crawl Space		
Gas Stove			
Refrigerator			

Cooling Central

Water Well

Sewer Septic