

# Berger Realty

Since 1920



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



312 Pleasant  
Hammonton, NJ 08037

Asking \$349,900.00



## COMMENTS

Property Description: 312 West Pleasant Street, Hammonton, NJ — Affordable Comfort — \$349,900. Everyday convenience with just the right touch of timeless craftsmanship. This 3-bedroom, 1.5-bath home offers 1,331 sq ft of well-planned living space, upgraded where it counts: new gas furnace & central air (2023) and 200-amp electrical service. Priced to sell—and ready to move. Highlights. Public Water & Public Sewer. Kitchen with Center Island & plentiful cabinetry. Parlor/Dining adjacent to kitchen with convex windows—warm afternoon light. Large Living Room plus a comfortable first-floor Family Room. Convenient laundry room (stainless steel washer & dryer) with a half bath. Wraparound front porch—classic curb appeal, 50 × 100 lot—room for play, pets, and gardens, Students attend Hammonton Public Schools, among South Jersey's best. Crafted Details (Quiet Charm) Subtle nods to quality you seldom find today: the original circa-1920 banister, thick baseboards, and superb millwork with handsome moldings around doors and windows. The Takeaway, Updates, character, and location—bundled into one compelling value at \$349,900. See it, feel it, secure it.

## PROPERTY DETAILS

|                 |               |                      |                  |
|-----------------|---------------|----------------------|------------------|
| OutsideFeatures | ParkingGarage | OtherRooms           | InteriorFeatures |
| Porch           | None          | Dining Room          | Carbon Monoxide  |
| Sidewalks       |               | Laundry/Utility Room | Detector         |
|                 |               | Pantry               | Smoke/Fire Alarm |
|                 |               | Storage Attic        |                  |



Ask for Ellen L. Seif  
Berger Realty Inc.  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: els@bergerrealty.com  
Sewer  
Public Sewer

HotWater  
Gas

