



**173 Bala Dr**  
**Somers Point, NJ 08244**

**Asking \$475,000.00**



#### COMMENTS

RECENTLY REDUCED! PRICED TO SELL! Just minutes from Ocean City's great beaches and Boardwalk. Located in the quiet North-West Section of Somers Point, this property boasts an expansive rear fenced-in yard ready for entertaining friends and family, horseshoes, cornhole or drop in that pool you've always wanted! Your large driveway (capable of fitting up to four cars of off street parking), covered front porch and beautiful landscaping compliments the great curb appeal of the house. This 2-story Single Family has a Great Room concept with a full living room, gas fireplace, dining area and open kitchen layout. There is a full bath on the first level, along with two bedrooms, giving you the ability to have your primary bedroom on the first floor. The second floor boasts another full bath, two more bedrooms and two attic spaces for additional storage. The roof is only 9 years old and the crawl space has been encapsulated for state of the art moisture protection that was inspected yearly and still under warranty. House is vacant and easy to show!

#### PROPERTY DETAILS

|                  |                    |               |                         |
|------------------|--------------------|---------------|-------------------------|
| Exterior         | OutsideFeatures    | ParkingGarage | OtherRooms              |
| Vinyl            | Curbs              | None          | Dining Area             |
|                  | Fenced Yard        |               | Storage Attic           |
|                  | Patio              |               | Primary BR on 1st floor |
|                  | Porch              |               |                         |
|                  | Shed               |               |                         |
|                  | Sidewalks          |               |                         |
| InteriorFeatures | AppliancesIncluded | AlsoIncluded  | Basement                |
| Carbon Monoxide  | Dishwasher         | Blinds        | Crawl Space             |
| Detector         | Dryer              | See Remarks   |                         |
| Storage          | Electric Stove     |               |                         |
| Smoke/Fire Alarm | Microwave          |               |                         |
|                  | Refrigerator       |               |                         |
|                  | Washer             |               |                         |
| Heating          | Cooling            | HotWater      | Water                   |
| Forced Air       | Central            | Gas           | Public                  |
| Gas-Natural      | Multi-Zoned        |               |                         |
| Sewer            |                    |               |                         |
| Public Sewer     |                    |               |                         |

# Berger Realty

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