

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**13 Henderson Avenue  
Lower Bank, NJ 08215**

**Asking \$389,000.00**



## COMMENTS

Don't miss out on this amazing home located in Lower Bank near the Mullica River with water views. This 3BD 1.5BA 2 story home has been well maintained and is waiting for its new owner. The living room has a beautiful stone hearth with a pellet stove which heats the downstairs. Your kitchen and laundry room are also located on the 1st floor along with a 1/2 bath. The upstairs has 3 decent sized bedrooms along with a full bath. The Master BD has a balcony to enjoy the nature and privacy of your home! Outside features a huge detached 2 car garage which can be perfect for a man cave. There is a large loft that can be finished off for additional living space. There is another wood burning stove in the garage. There is also a shed outside with electric, heat and AC. You don't get many opportunities in this location and the taxes are extremely affordable! The seller is selling the home in "AS IS" condition. The seller recently installed a brand new well. There is a Cesspool on the property which will need to be updated to a Septic Tank. With an acceptable offer the seller will contribute toward a new Septic. This is Subject to the Seller Finding Suitable Housing, but the seller is actively looking. Easy to show, all appointments are thru Showing Time.

## PROPERTY DETAILS

|                                                                                     |                                                                                                                                   |                                             |                                                                                                                         |  |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|--|
| Exterior<br>Vinyl                                                                   | OutsideFeatures<br>Porch<br>Shed                                                                                                  | ParkingGarage<br>Detached Garage<br>Two Car | OtherRooms<br>Eat In Kitchen<br>Laundry/Utility Room<br>Pantry                                                          |  |
|  | Ask for Susan Goez<br>Berger Realty Inc<br>3160 Asbury Avenue, Ocean City<br>Call: 609-399-0076<br>Email to: goe@bergerrealty.com |                                             | Basement<br>Masonry Floor/Wall<br> |  |
|                                                                                     | Cooling<br>Ceiling Fan(s)<br>Central                                                                                              | Water<br>Well                               |                                                                                                                         |  |