

# Berger Realty

Since 1928



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



116 Lejan Ter  
Vineland, NJ 08360

Asking \$365,000.00



## COMMENTS

Cape Cod with detached two-car garage, inground pool with privacy fence, cabana/pool house and shed that has plenty of room for your pool supplies and more. This property has received multiple updates to include, new HVAC system that was converted from oil to gas, new sliding glass doors in the family room, updated kitchen and appliances, updated full bath and updated flooring on first floor. The first level has two bedrooms, updated full bath, living room with wood burning fireplace, large kitchen with open concept dining area and family room with new sliding glass doors to the back deck. The second level has a large bedroom, updated half bath, small office and eve/attic storage. The washer, dryer, furnace, water heater and water softener/conditioner are located in the basement. New water softener/conditioner equipment is scheduled to be installed. Septic Inspection passed. The Sellers will obtain the CO. The Buyer will be responsible for inspections. This property is being sold "AS-IS".

## PROPERTY DETAILS

Exterior	ParkingGarage	Heating	Cooling
Aluminum	Auto Door Opener	Forced Air	Central
	Detached Garage	Gas-Natural	Electric
	Two Car		

HotWater	Water	Sewer
Gas	Well	Septic



Ask for Thomas Byrne  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: tfb@bergerrealty.com

