

# Berger Realty

Since 1920



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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207 Steven  
Linwood, NJ 08221

Asking \$329,000.00



## COMMENTS

**\*\*NEW LISTING!!\*\* "BRING ME BACK TO LIFE!!!"** Endless Potential in this well-built 3 bedroom 1 bath ranch with Solid Bones! Situated in one of LINWOOD'S MOST DESIRABLE LOCATIONS! The home features a distinctive THREE SIDED WOOD BURNING FIREPLACE, Hardwood Flooring Throughout and a FULL BASEMENT providing additional storage or expansion options. An enclosed back SUN ROOM overlooks the yard, offering a versatile space for relaxation or entertaining. Recent updates include newer gas heat and hot water heater. With solid construction and a prime location, this home presents an excellent opportunity to customize and create your dream property.

## PROPERTY DETAILS

|                    |                                |                 |                         |
|--------------------|--------------------------------|-----------------|-------------------------|
| Exterior           | OutsideFeatures                | ParkingGarage   | OtherRooms              |
| Brick              | Curbs                          | See Remarks     | Dining Room             |
| Vinyl              | Paved Road                     |                 | Eat In Kitchen          |
|                    | Porch                          |                 | Primary BR on 1st floor |
|                    | Porch Screened                 |                 |                         |
|                    | Sidewalks                      |                 |                         |
| AppliancesIncluded | Basement                       | Heating         | Cooling                 |
| Electric Stove     | 6 Ft. or More                  | Head Forced Air | Wall Units              |
| Refrigerator       | Room                           | Gas-Natural     |                         |
|                    | Full                           |                 |                         |
|                    | Insulation                     |                 |                         |
|                    | Asker Barbara Varacalli        |                 |                         |
|                    | Berger Realty Inc              |                 |                         |
|                    | 3160 Asbury Avenue, Ocean City |                 |                         |
|                    | Water                          | Sewer           |                         |
|                    | Public                         | Public Sewer    |                         |
|                    | Email to: bav@bergerrealty.com |                 |                         |

