

# Berger Realty

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



54 Christmas Ave  
Carneys Point, NJ 08069

Asking \$250,000.00



SJSRMLS

## COMMENTS

Welcome to 54 Christmas Ave, a well-maintained brick rancher lovingly cared for by the same family since it was built. This home features 3 bedrooms, 1 full bathroom, and 1 half bathroom, offering a comfortable layout that blends classic charm with everyday functionality. Step inside to find a large and bright living room filled with natural light, a dedicated dining area, and a kitchen adorned with abundant custom cabinetry. Off the back of the home, a screened-in porch provides the perfect setting for relaxing mornings, peaceful evenings, or gatherings with family and friends. Outside, enjoy the detached one-car garage and a spacious yard that offers plenty of room for outdoor activities. This solid, well-cared-for property is ready for its next chapter—schedule your showing today and see all that it has to offer!

## PROPERTY DETAILS

|                   |                                           |                                             |                                                      |
|-------------------|-------------------------------------------|---------------------------------------------|------------------------------------------------------|
| Exterior<br>Brick | OutsideFeatures<br>Porch Screened<br>Shed | ParkingGarage<br>Detached Garage<br>One Car | OtherRooms<br>Dining Area<br>Primary BR on 1st floor |
|-------------------|-------------------------------------------|---------------------------------------------|------------------------------------------------------|

|                                                                                         |                                                                                                                                           |                         |                                   |
|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------------------------------|
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Handicap Features<br>Security System | AppliancesIncluded<br>Burglar Alarm<br>Dishwasher<br>Dryer<br>Electric Stove<br>Microwave<br>Refrigerator<br>Self-Cleaning Oven<br>Washer | Basement<br>Crawl Space | Heating<br>Baseboard<br>Hot Water |
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Ask for Denise Kelley  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: dlk@bergerrealty.com

