

# Berger Realty

Since 1928



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



2058 Shore RD  
Seaville, NJ 08230

Asking \$445,000.00



## COMMENTS

Fantastic "Avalon" model located in the highly desirable over 55 community of Osprey Cove. This home has been lovingly maintained. Enter thru your awning covered front porch into the open floor plan with living room, dining area and rear kitchen with granite counters, built in desk, white subway backsplash, SS appliances and island. Laundry room with upgraded washer & dryer and storage space. Home has a hall bath that has lots of natural light. Spare bedroom is perfect for guests or den. Primary home has ample closet space, and full-size bath with step in shower. Both primary bath and bedroom have custom built shutters which stay. Venture upstairs to a fully finished blank canvas with mini split for heat and air and plenty of room for more guests sleeping area and/or craft room, den or whatever your imagination can dream up! This home has a patio and attached garage. Lot rent is \$875 and this includes your lawn irrigation, trash, snow removal, sewer and use of pool and the rec center. Subject to seller finding suitable housing, seller is actively looking.

## PROPERTY DETAILS

|                                                                             |                                                                             |                                                                                                                                      |                                                                                                         |
|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                           | OutsideFeatures<br>Curbs<br>Patio<br>Porch<br>Sidewalks<br>Sprinkler System | ParkingGarage<br>Attached Garage<br>Auto Door Opener<br>One Car                                                                      | OtherRooms<br>Dining Area<br>Laundry/Utility Room<br>Pantry<br>Primary BR on 1st floor<br>Storage Attic |
| Appliances Included<br>Dishwasher<br>Gas Stove<br>Microwave<br>Refrigerator |                                                                             | Ask for Ken Sedberry<br>Berger Realty Inc.<br>3160 Asbury Avenue, Ocean City<br>Call: 609-399-0076<br>Email to: kas@bergerrealty.com | Basement<br>Crawl Space                                                                                 |



Ask for Ken Sedberry  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: kas@bergerrealty.com

Cooling  
Ceiling Fan(s)  
Central

HotWater  
Gas



Sewer  
Private