

# Berger Realty

Since 1928



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



309 Haines Avenue  
Linwood, NJ 08221

Asking \$469,000.00



## COMMENTS

You will think you're in a brand new home. Owner designed this customized fantastic ranch 14 years ago to walk to bike path, park, schools and Central Square! The floorplan and remodeled condition is like nothing else in town...and to find this fresh product sub-\$500K is a needle in a haystack opportunity! Open layout includes entry foyer, formal dining room, giant great room w/Andersen sliders to sunny-cheerful deck and fenced rear yard w/shed, big eat-in kitchen w/breakfast area and 3 bedrooms (INCLUDING ENORMOUS PRIMARY SUITE W/LARGE WALK-IN CLOSET, AND BIG DUEL BOWL VANITY PRIVATE BATH)!!! Again, you may need to hurry, as this quality product in prime Linwood bike path location is a long-shot to find! New laminate flooring; built with all quality Andersen windows!

## PROPERTY DETAILS

|                                                                        |                                                                                                                                       |                            |                                                                                                                                                       |
|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Vinyl                                                         | OutsideFeatures Deck<br>Fenced Yard<br>Porch                                                                                          | ParkingGarage None         | OtherRooms<br>Breakfast Nook<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room<br>Primary BR on 1st floor<br>Recreation/Family<br>Storage Attic |
| AppliancesIncluded Dishwasher<br>Refrigerator<br>Sewer<br>Public Sewer | Asks for Dawn Wacziarg<br>Berger Realty Inc<br>3160 Asbury Avenue, Ocean City<br>Call: 609-399-0076<br>Email to: dew@bergerrealty.com | Basement<br>Finished Space | Heating<br>Forced Air<br>Gas-Natural                                                                                                                  |

