

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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726 Blenheim Ave  
Absecon, NJ 08201

Asking \$389,900.00



## COMMENTS

\*\*\*Absecon Estates 3-bedroom 1.5 bathroom on a corner lot\*\*\*Great location\*\*\*Large Living, Kitchen and family room\*\*\*Screened in porch\*\*\*One car attached garage\*\*\*November of 2022 the seller did a remodel to include: Mannington Adura Rigid luxury vinyl planking throughout all living space\*\*\* The entire home (ceilings, walls, doors and trim) painted with Benjamin Moore paint\*\*\* All new doors, hardware and trim\*\*\*New electrical outlets, switches and 33 LED flush mounted lighting on dimming switches\*\*\*Plumbing upgrades include new waste line & hot and cold water lines\*\*\* Fans installed in living and master bedroom\*\*\* New Navian tankless water heater\*\*\* New toilets\*\*\* 3 frost free hose bibs\*\*\* insulated garage door\*\*\* 2024 new Anderson sliding patio door and a boat port was created next to the house with gravel rock\*\*\*\*The home is in move-in condition\*\*\*Easy to show\*\*\*Pride of ownership shines throughout this home\*\*\*

## PROPERTY DETAILS

|                  |                                |                  |                         |
|------------------|--------------------------------|------------------|-------------------------|
| Exterior         | OutsideFeatures                | ParkingGarage    | OtherRooms              |
| Vinyl            | Porch Screened                 | Attached Garage  | Dining Room             |
|                  |                                | Auto Door Opener | Great Room              |
|                  |                                | One Car          | Laundry/Utility Room    |
|                  |                                |                  | Primary BR on 1st floor |
|                  |                                |                  | Recreation/Family       |
| InteriorFeatures | AppliancesIncluded             | Basement         | Heating                 |
|                  | Dishwasher                     | Crawl Space      | Baseboard               |
|                  | Ask for John Greiner           |                  | Gas-Natural             |
|                  | Berger Realty Inc              |                  | Hot Water               |
|                  | 3160 Asbury Avenue, Ocean City |                  |                         |
|                  | Call: 609-399-0076             |                  |                         |
|                  | Email to: jag@bergerrealty.com |                  |                         |
|                  | How Gas                        | Public           |                         |
|                  | Tankless-gas                   |                  |                         |

