

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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423 Yam Ave  
Galloway Township, NJ 08205

Asking \$325,000.00



## COMMENTS

Come discover this Updated 3 Bedroom, 1 Bath Ranch-Style Home nestled in an Established Community close to all area conveniences! This home has been beautifully maintained and features 3 Nicely-Sized Bedrooms, an updated Full Bath and a Fully Fenced-in Back Yard! Numerous Key Recent Upgrades for Peace of Mind and Energy Efficiency include: All Appliances: 5 Years Old. Roof Installed 2018 with 20-Year Leased Solar (All Seasons) just \$79.20/month which provides LOW Electric Bills! All Windows: Replaced in 2022. Front Door: New in 2025. HVAC & Tankless Water Heater Installed 2021 & Gutter Guards Added 2024. The Crawl Space (approx. 5 ft high, full length of home) includes a condensation pump by Greenlife. The Attic is 5 ft high, full length of home — great for additional storage! Gazebo & Sheds Included (Dog Run Not Included). Perfectly located near Stockton University, AtlantiCare, the Garden State Parkway, Atlantic City Expressway, and just 20 minutes to Shore Points! Make your Appointment Today!

## PROPERTY DETAILS

|                                                                                                                                                                                                                                                                                                                      |                                           |                       |                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-----------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                                                                                                                                                                                                                    | OutsideFeatures<br>Patio<br>Porch<br>Shed | ParkingGarage<br>None | OtherRooms<br>Den/TV Room<br>Dining Area<br>Eat In Kitchen<br>Laundry/Utility Room<br>Primary BR on 1st floor |
| <p>Appliances Included<br/>Dishwasher<br/>Dryer<br/>Refrigerator<br/>Washer</p> <p>Ask for Brandon Howell<br/>Berger Realty Inc.<br/>3160 Asbury Avenue, Ocean City<br/>Call: 609-399-0076<br/>Email to: bah@bergerrealty.com</p> <p>Cooling<br/>Central</p> <p>HotWater<br/>Gas</p> <p>Basement<br/>Crawl Space</p> |                                           |                       |                                                                                                               |



Sewer  
Public Sewer