

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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120 Pitney  
Absecon, NJ 08201

Asking \$315,000.00



## COMMENTS

**\*\*NEW LISTING!!\*\*** WOW!! ENDLESS POSSIBILITIES in This ABSOLUTLEY CHARMING 3-Bedroom 1 Full Bath Home offering warmth, character, and space to make it your own! Featuring HARDWOOD FLOORS THRU-OUT, a cozy Living Room with a FIREPLACE perfect for relaxing evenings. Dining Room opening to a Bonus Room with beamed ceiling leading to your REAR DECK through sliding doors—ideal for family room/playroom. Additionally, 3 Nice Size Bedrooms complement the first floor! Enjoy the added bonus of a FULL PARTIALLY FINISHED WALK-OUT BASEMENT along with a bar and workshop area, plus a HUGE REAR YARD! PLUS, a 1-car attached garage, and central air for year-round comfort. A must-see home with so much potential! DON'T MISS THIS ONE!

## PROPERTY DETAILS

|                  |                    |                         |                         |
|------------------|--------------------|-------------------------|-------------------------|
| Exterior         | OutsideFeatures    | ParkingGarage           | OtherRooms              |
| Cedar            | Curbs              | Attached Garage         | Dining Area             |
| Wood Shingle     | Deck               | Auto Door Opener        | Laundry/Utility Room    |
|                  | Paved Road         | One Car                 | Primary BR on 1st floor |
|                  | Porch              |                         | Storage Attic           |
|                  | Sidewalks          |                         |                         |
| InteriorFeatures | AppliancesIncluded | Basement                | Heating                 |
| Smoke/Fire Alarm | Dryer              | 6 Ft. or More Head Room | Baseboard               |
|                  | Electric Stove     | Room                    | Electric                |
|                  | Refrigerator       | Inside Entrance         | Multi-Zoned             |
|                  | Water              | Masonry Floor/Wall      |                         |
|                  |                    | Outside Entrance        |                         |
|                  |                    | Partially Finished      |                         |
|                  |                    |                         |                         |
|                  | HotWater           | Water                   |                         |
|                  | Electric           | Public                  |                         |



Ask for J.K. Heppner III  
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