

# Berger Realty

Since 1928



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



7415 3rd Ave  
Mays Landing, NJ 08330

Asking \$399,000.00



## COMMENTS

**\*\* READY TO CLOSE IMMEDIATELY \*\*** Essentially new construction—without the new construction price tag. Nearly every inch of this raised ranch has been upgraded: new electrical, HVAC, plumbing, roof, siding, septic, kitchen, bath, appliances, and fixtures. Nestled on 2.5 wooded acres in the heart of Mays Landing, this 3-bedroom, 1-bath home offers a perfect blend of modern comfort and peaceful seclusion. Ideally located between Newtonville, Weymouth, Richland, and Mullica—great for commuting to Philadelphia or Atlantic City. The septic system is designed for a 5-bedroom home, giving you the flexibility to finish the basement (with a potential side entrance at the Bilco doors) or build an addition later—without needing a costly upgrade. Highlights include a custom wall-to-wall entertainment center, 9-foot basement ceilings, an elevated rear deck overlooking nature, and a 300+ ft horseshoe driveway that offers charm and privacy. Move-in ready, priced smart, and built to grow with you. The only thing new this home needs—is YOU as it's owner. Schedule your private tour today! **PROPERTY FOR LEASE AS WELL - \$3,200 / MONTH - MLS#**

## PROPERTY DETAILS

|                    |               |                    |              |
|--------------------|---------------|--------------------|--------------|
| Exterior           | ParkingGarage | AppliancesIncluded | AlsoIncluded |
| Vinyl              | None          | Dishwasher         | Blinds       |
|                    |               | Dryer              | Curtains     |
|                    |               | Gas Stove          |              |
|                    |               | Microwave          |              |
|                    |               | Refrigerator       |              |
|                    |               | Washer             |              |
| Basement           | Heating       | Cooling            |              |
| 6 Ft. or More Head | Forced Air    | Central            |              |
| Room               | Gas-Natural   |                    |              |
| Partially Finished | See Remarks   |                    |              |
| Unfinished         |               |                    |              |
| Water              | Sewer         |                    |              |
| Well               | Private       |                    |              |

