

# Berger Realty

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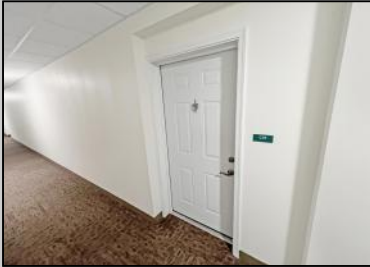
Berger Realty, Inc.  
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183 Broadway  
Salem, NJ 08079

Asking \$128,000.00



## COMMENTS

Welcome to 183 E. Broadway #C-27, a beautifully upgraded 2-bedroom, 1-bath condo offering modern comfort in Salem, NJ. Original project started in 2015 but this specific unit was newly completed in January 2023, making it less than three years old and featuring premium high-end upgrades throughout. The kitchen showcases top-level finishes including Chestnut Shaker-style cabinetry, Black Galaxy 1.5" granite countertops, a stainless-steel sink with upgraded sprayer, and a full suite of GE stainless appliances: 4-burner glass top range with Power Boil element, 5.3 cu. ft. oven, 1.6 cu. ft. over-the-range microwave with 2-speed venting, and 18 cu. ft. refrigerator. A stacked Electrolux washer/dryer adds convenience, boasting a 3.9 cu. ft. washer capacity, 5.6 cu. ft. dryer capacity, 10+ wash cycles, 6 dry cycles, and a MaxFill™ option for extra water levels when needed. The home is efficiently climate-controlled with three LG mini-split systems—one in the living room and one in each bedroom—and electric baseboard heat in the bathroom. Flooring includes premium vinyl laminate and top-grade carpeting. The bathroom features an upgraded vanity, elevating the space with a touch of luxury. All appliances carry 2022 manufacture dates, and the mini-splits are 2020 models. Enjoy the security and convenience of a private resident parking lot and key fob entry. Monthly HOA fees are \$184.51 and are not expected to increase, while 2024 property taxes were exceptionally low at just \$411. Residents also enjoy use of the shared common area maintained by the association. This modern, move-in-ready home offers exceptional value with low maintenance costs, contemporary style, and efficient living. Pets are allowed at this property. Seller is offering a . This Condo provides excellent value for the area and delivers style, utility in one of Salem's most convenient locations.

## PROPERTY DETAILS

Berger Realty Inc.  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: ieb@bergerrealty.com

|                |                   |
|----------------|-------------------|
| Parking/Garage | Interior Features |
| None           | Handicap Features |
|                | Pets Allowed      |
| Hot Water      | Water             |
| Electric       | Public Water      |

