

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**85 Waterview  
Smithville, NJ 08205**

**Asking \$199,500.00**



## COMMENTS

Enjoy low maintenance living in desirable Mallards Landing. Live steps from Historic Smithville and all the charm that comes with it. Stroll to your favorite restaurants, Unique shops, and scenic walking paths. Enjoy access to a recreation and fitness center. 2 pools, tennis, pickleball, and basketball courts, playgrounds and more. MOVE IN READY! This adorable updated first floor condo is freshly painted throughout., with a cozy new electric fireplace, laminated flooring and a tiled screened-in patio perfect for morning coffee and evening breezes. Peaceful, historic, charming and affordable. Don't miss your chance to call Smithville your home. This beauty won't last long. Schedule your showing today! New windows and HVAC 2018. New compressor July 2025.

## PROPERTY DETAILS

|                                      |                                                  |                           |                                  |
|--------------------------------------|--------------------------------------------------|---------------------------|----------------------------------|
| Exterior<br>Vinyl                    | ParkingGarage<br>None                            | OtherRooms<br>Dining Area | InteriorFeatures<br>Pets Allowed |
| Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Ceiling Fan(s)<br>Central<br>Electric | HotWater<br>Electric      | Water<br>Public Water            |



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