

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



157 Flinders Reef  
Ocean City, NJ 08226

Asking \$549,000.00



## COMMENTS

Immaculate updated first floor unit in Ocean Village South. Exterior features include new insulated entry and storm doors with self-storing screen; covered porch with new PVC gate and railing; new awning and vertical curtain. Interior features include luxury vinyl plank flooring throughout; upgraded baseboards, interior doors, and trim throughout; bath upgrade with marble tile, handheld shower, frameless glass rolling shower door; two heating options: individually controlled electric baseboard units and two Rinnai wall-mounted gas units in living area and master bedroom; newer central AC system (2021); Rinnai tankless gas water heater; dual water filtration system; full-size washer and dryer.

## PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	Heating
Vinyl	None	Dining Area	Baseboard
		Laundry/Utility Room	Electric
		Primary BR on 1st floor	Gas-Natural
			Space/Wall/Floor
			See Remarks
Cooling	HotWater	Water	Sewer
Central	Gas	Public Water	Public Sewer
	Tankless-gas		



Ask for Alexandra Aylward  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: aaa@bergerrealty.com

