

Berger Realty

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Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
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
			See Remarks
			Space/Wall/Floor
Cooling	HotWater	Water	Sewer
Central	Gas	Public Water	Public Sewer
	Tankless-gas		



Ask for Patricia Moss
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: tcm@bergerrealty.com

