

# Berger Realty

Since 1928



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



1311 Mckinley  
Pleasantville, NJ 08232

Asking \$299,000.00



## COMMENTS

Welcome to an exceptional opportunity in a lovely, well-established neighborhood. This home has been lovingly owned by the same homeowner since 2004, with many improvements made over the years. While some updates are still needed, the property offers tremendous potential and is being sold strictly as-is. Situated on an oversized 120' x 140' lot, the property provides ample space for expansion, redevelopment, or creating your dream outdoor living area. The surrounding homes are newer and larger, adding to the long-term value of the location. Inside, an inviting entry hallway leads to a comfortable living room. To the right, you'll find a dedicated office space—perfect for today's work-from-home lifestyle. The spacious dining room is ideal for hosting gatherings. The main level also features an updated kitchen and bedroom and bathroom. Upstairs, you'll find three bedrooms and an additional full bath. Whether you're an investor, a builder, or a buyer looking for a property with great potential, this home is a fantastic opportunity in a desirable neighborhood.

## PROPERTY DETAILS

|                                       |                                                              |                                                                         |                             |
|---------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------------------|-----------------------------|
| Exterior<br>Aluminum                  | ParkingGarage<br>None                                        | OtherRooms<br>Library/Study<br>Primary BR on 1st floor<br>Storage Attic | InteriorFeatures<br>Storage |
| AppliancesIncluded<br>Dryer<br>Washer | Basement<br>6 Ft. or More<br>Room<br>Full<br>Inside Entrance | Heating<br>Head Forced Air<br>Gas-Natural                               | HotWater<br>Gas             |
| Water<br>Public                       | Sewer<br>Public Sewer                                        |                                                                         |                             |

