



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



323 Pacific, Villas, NJ, 08251

Price \$469,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 5             |
| Bedrooms     | 3             |
| Baths Full   | 2             |
| Baths Half   | 0             |
| Year Built   | 2006          |
| Type         | Single Family |
| Block Number | 87            |
| Listing #    | 252783        |
| Taxes        | 3977.00       |

#### COMMENTS

*Amazing opportunity! Move-in ready! Year-round, Seasonal, Vacation Getaway or Investment property! Turn-Key 3 bedrooms, 2 bath Rancher on a huge lot (75' x 150') and on a dead-end street! Lots of Extras! Freshly painted, all appliances included. Natural gas heat and Central Air. All Spacious rooms. Living room with corner wood stove. Spacious Kitchen features sliders to...*

#### PROPERTY FEATURES

|                                                   |                                                                                                        |                                       |                                                                                                     |
|---------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                 | OutsideFeatures<br>Porch<br>Fenced Yard<br>Storage Building<br>See Remarks                             | ParkingGarage<br>See Remarks          | OtherRooms<br>Living Room<br>Eat-In-Kitchen<br>Laundry/Utility Room<br>Storage Attic<br>See Remarks |
| InteriorFeatures<br>Storage<br>Wood Burning Stove | AppliancesIncluded<br>Range<br>Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher | AlsoIncluded<br>See Remarks           | Basement<br>Crawl Space<br>Outside Entrance                                                         |
| Heating<br>Gas Natural<br>Forced Air              | Cooling<br>Central Air Condition                                                                       | HotWater<br>Gas- Natural<br>On Demand | Water<br>City<br>Well                                                                               |

Sewer  
City

#### CONTACT

Ask for John Clarke  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-289-6111  
Email to: jwc@bergerrealty.com

Scan to see Property page.



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



323 Pacific, Villas, NJ, 08251

Price \$469,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 5             |
| Bedrooms     | 3             |
| Baths Full   | 2             |
| Baths Half   | 0             |
| Year Built   | 2006          |
| Type         | Single Family |
| Block Number | 87            |
| Listing #    | 252783        |
| Taxes        | 3977.00       |

#### COMMENTS

*Amazing opportunity! Move-in ready! Year-round, Seasonal, Vacation Getaway or Investment property! Turn-Key 3 bedrooms, 2 bath Rancher on a huge lot (75' x 150') and on a dead-end street! Lots of Extras! Freshly painted, all appliances included. Natural gas heat and Central Air. All Spacious rooms. Living room with corner wood stove. Spacious Kitchen features sliders to...*

#### PROPERTY FEATURES

|                                                   |                                                                                                        |                                       |                                                                                                     |
|---------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                 | OutsideFeatures<br>Porch<br>Fenced Yard<br>Storage Building<br>See Remarks                             | ParkingGarage<br>See Remarks          | OtherRooms<br>Living Room<br>Eat-In-Kitchen<br>Laundry/Utility Room<br>Storage Attic<br>See Remarks |
| InteriorFeatures<br>Storage<br>Wood Burning Stove | AppliancesIncluded<br>Range<br>Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher | AlsoIncluded<br>See Remarks           | Basement<br>Crawl Space<br>Outside Entrance                                                         |
| Heating<br>Gas Natural<br>Forced Air              | Cooling<br>Central Air Condition                                                                       | HotWater<br>Gas- Natural<br>On Demand | Water<br>City<br>Well                                                                               |

Sewer  
City

#### CONTACT

Ask for John Clarke  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-289-6111  
Email to: jwc@bergerrealty.com

Scan to see Property page.

