		Roya	er Realty, Inc.	D		Rave	er Realty, Inc.	
Berger * Siece 192	Keaffy	55th & Ocean 60	Haven Avenue City, NJ 08226 REALTOR 29-399-0040 @bergerrealty.com	Berger		55th & Ocear 6	A City, NJ 08226 09-399-0040 @bergerrealty.com	
32 Cre	ek, Linwood, NJ, 08221		Price \$849,000.00	32 Cr	eek, Linwood, NJ, 08221		Price \$849,000.00	
PROPERTY DETAILS				(ha.	PROPERTY DETAILS			
		Total Rooms Bedrooms Baths Full Baths Half Year Built Type Block Number Listing # Taxes	11 4 2 1 2025 Single Family 1 591280			Total Rooms Bedrooms Baths Full Baths Half Year Built Type Block Number Listing # Taxes	11 4 2 1 2025 Single Family 1 591280	
	CON	MENTS		COMMENTS				
Potential Incentives: Get a 2% rate reduction for the first two years (from today\'s rate of 7%)with our seller paid buydown program! At completion of buydown period, your interest rate will adjust to 7% (using the above example of today\'s 7% rate). This is subject to lender approval and buyer qualification. Example: Year 1-5%, Year-2 6% Year-3 7% Sellers may have the								
PROPERTY FEATURES					PROPERTY FEATURES			
Exterior See Remarks Vinyl	OutsideFeatures Curbs Deck Patio Paved Road Porch Sidewalks Sprinkler System	ParkingGarage Attached Garage Auto Door Opener Two Car	OtherRooms Breakfast Nook Dining Area Eat In Kitchen Laundry/Utility Room	Exterior See Remarks Vinyl	OutsideFeatures Curbs Deck Patio Paved Road Porch Sidewalks Sprinkler System	ParkingGarage Attached Garage Auto Door Opener Two Car	OtherRooms Breakfast Nook Dining Area Eat In Kitchen Laundry/Utility Room	
InteriorFeatures Carbon Monoxide Detector Kitchen Center Island Smoke/Fire Alarm Storage Walk In Closet	AppliancesIncluded Dishwasher Disposal Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	Basement Crawl Space	Heating Forced Air Gas-Natural	InteriorFeatures Carbon Monoxide Detector Kitchen Center Island Smoke/Fire Alarm Storage Walk In Closet	AppliancesIncluded Dishwasher Disposal Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	Basement Crawl Space	Heating Forced Air Gas-Natural	
Cooling Ceiling Fan(s) Central	HotWater Gas	Water Public	Sewer Public Sewer	Cooling Ceiling Fan(s) Central	HotWater Gas	Water Public	Sewer Public Sewer	
CONTACT					CONTACT			
Scan to see Property page. Ask for James Monteleone Berger Realty Inc 109 E 55th St., Ocean City Call: Email to: jfm@bergerrealty.com				Scan to see Property page. Ask for James Monteleone Berger Realty Inc 109 E 55th St., Ocean City Call: Email to: jfm@bergerrealty.com				







