



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



304 Hamilton Ave, Linwood, NJ, 08221

Price \$399,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 8             |
| Bedrooms     | 3             |
| Baths Full   | 1             |
| Baths Half   | 0             |
| Year Built   | 1960          |
| Type         | Single Family |
| Block Number | 42            |
| Listing #    | 597462        |
| Taxes        | 7294.00       |

#### COMMENTS

***Start smart or downsize with this 3 bed, 1 bath ranch in an awesome Linwood location! Nice layout with an additional bonus room, large 75X156 yard, sprinkler system, security system, newer roof and just waiting for your personal touch. Walk to all 3 schools (less than a mile to each), hop on the bike path, and enjoy everything Linwood has to offer. Move right in, update as...***

#### PROPERTY FEATURES

|  |   |                         |   |
|--|---|-------------------------|---|
| Exterior<br>Vinyl                              | OutsideFeatures<br>Porch<br>Shed<br>Sidewalks<br>Sprinkler System               | ParkingGarage<br>None   | OtherRooms<br>Den/TV Room<br>Eat In Kitchen<br>Laundry/Utility Room<br>Primary BR on 1st floor<br>Storage Attic |
| InteriorFeatures<br>Security System<br>Storage | AppliancesIncluded<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer | Basement<br>Crawl Space | Heating<br>Forced Air<br>Gas-Natural  |
| Cooling<br>Central                             | HotWater<br>Gas   | Water<br>Public         | Sewer<br>Public Sewer   |

#### CONTACT



Ask for James Gray Haenn  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 215-421-7609  
Email to: jgh@bergerrealty.com

Scan to see Property page.



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