



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



2306 Wabash, Linwood, NJ, 08221

Price \$649,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 7             |
| Bedrooms     | 4             |
| Baths Full   | 3             |
| Baths Half   | 1             |
| Year Built   | 1930          |
| Type         | Single Family |
| Block Number | 9             |
| Listing #    | 598811        |
| Taxes        | 9290.00       |

#### COMMENTS

*Spacious and Upgraded 4-Bedroom 3 and a half Bath Home with Dual En Suites, in Prime Linwood Bike Path Location. This beautifully maintained and versatile non-smoking household is located directly on the bike path near Somers Point. With its charming yellow vinyl siding, white picket fence, and inviting curb appeal, this property offers the perfect blend of function, comfo...*

#### PROPERTY FEATURES

|                                                                  |                                                                                                                                                  |                                                      |                                                                                                                                                                                  |
|------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                | OutsideFeatures<br>Curbs<br>Deck<br>Fenced Yard<br>Patio<br>Paved Road<br>Porch<br>Shed<br>Sprinkler System                                      | ParkingGarage<br>Attached Garage<br>Auto Door Opener | OtherRooms<br>Dining Area<br>Dining Room<br>Eat In Kitchen<br>In-Law Quarters<br>Laundry/Utility Room<br>Pantry<br>Primary BR on 1st floor<br>Recreation/Family<br>Storage Attic |
| InteriorFeatures<br>Security System<br>Storage<br>Walk In Closet | AppliancesIncluded<br>Burglar Alarm<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>Blinds<br>Curtains                   | Basement<br>Crawl Space                                                                                                                                                          |
| Heating<br>Forced Air<br>Gas-Natural                             | Cooling<br>Ceiling Fan(s)<br>Central                                                                                                             | HotWater<br>Gas                                      | Water<br>Public                                                                                                                                                                  |

Sewer  
Public Sewer

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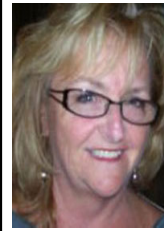
Sewer  
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#### CONTACT



**Ask for Evelyn "Evie" Schweibinz**  
**Berger Realty Inc**  
**3160 Asbury Avenue, Ocean City**  
**Call:**  
**Email to: [ems@bergerrealty.com](mailto:ems@bergerrealty.com)**

Scan to see Property page.



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