

# Berger Realty

Since 1926



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500  
oc17@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>Recreation/Family<br>Storage Attic<br>Primary BR on 1st floor |
| InteriorFeatures<br>Security System<br>Storage<br>Walk In Closet | AppliancesIncluded<br>Burglar Alarm<br>Disposal<br>Dishwasher<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

## CONTACT

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Sewer  
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## CONTACT



**Ask for Linda Watts**  
**Berger Realty Inc**  
**1670 Boardwalk, Ocean City**  
**Call: 609-230-6595**  
**Email to: [ljw@bergerrealty.com](mailto:ljw@bergerrealty.com)**

Scan to see Property page.



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