



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040  
info@bergerrealty.com



105 West, Minotola, NJ, 08341

Price \$473,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 7             |
| Bedrooms     | 3             |
| Baths Full   | 2             |
| Baths Half   | 1             |
| Year Built   | 1997          |
| Type         | Single Family |
| Block Number | 175           |
| Listing #    | 598895        |
| Taxes        | 8765.00       |

#### COMMENTS

**WELCOME TO THIS BEAUTIFUL HOME ON A MASSIVE SIZE CORNER PROPERTY LOCATED ON 105 N.WEST AVE. IN MINOTOLA. OUTSIDE, YOU HAVE A NEWLY BUILT VINYL FRONT PORCH, AND A HUGE TREX DECK OUT BACK GREAT FOR ENTERTAINING WITH FAMILY AND FRIENDS, AND THE YARD IS HUGE TO ADD A NICE IN GROUND POOL OR ABOVE GROUND, A TRAMPOLINE OR WHATEVER TO ENJOY. The SHED holds all your outside needs...**

#### PROPERTY FEATURES

|                                                                                                                           |                                                                                                        |                                                            |                                                                   |
|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------|-------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                         | OutsideFeatures<br>Deck<br>Paved Road<br>Porch<br>Shed<br>Sprinkler System                             | ParkingGarage<br>Attached Garage<br>See Remarks<br>Two Car | OtherRooms<br>Pantry<br>Primary BR on 1st floor<br>Storage Attic  |
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Kitchen Center Island<br>Smoke/Fire Alarm<br>Storage<br>Walk In Closet | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Refrigerator<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>Blinds<br>Rugs                             | Basement<br>6 Ft. or More Head<br>Room<br>Full<br>Inside Entrance |
| Heating<br>Forced Air<br>Gas-Natural                                                                                      | Cooling<br>Central                                                                                     | HotWater<br>Gas                                            | Water<br>Public                                                   |
| Sewer<br>Public Sewer                                                                                                     |                                                                                                        |                                                            |                                                                   |

#### CONTACT

Ask for Ellen L. Senft  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-231-5733  
Email to: els@bergerrealty.com

Scan to see Property page.



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