



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



3 Manning, Leeds Point, NJ, 08205

Price \$449,775.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 7             |
| Bedrooms     | 2             |
| Baths Full   | 2             |
| Baths Half   | 0             |
| Year Built   | 1988          |
| Type         | Single Family |
| Block Number | 1261          |
| Listing #    | 599247        |
| Taxes        | 6045.00       |

#### COMMENTS

**\*\*\*LEEDS POINT @ GALLOWAY NEW LISTING ALERT\*\*\*2 BED 2 FULL BATH RANCHER\*\*\*COMPOSITE DECKING\*\*\*2 CAR GARAGE W/ BRAND NEW DOOR\*\*\*FRESHLY PAINTED EXTERIOR\*\*\*GRANITE COUNTERS\*\*\*1.1 ACRE LOT\*\*\*1,458 SQ FT\*\*\* Make Manning Ct yours~Fantastic rancher nestled on a cul-de-sac street with a large lot that is shrouded in privacy. Walking up, you will find an oversized deck/porch area ...**

#### PROPERTY FEATURES

|                        |                                             |                                                       |                         |
|------------------------|---------------------------------------------|-------------------------------------------------------|-------------------------|
| Exterior<br>Wood       | ParkingGarage<br>Attached Garage<br>Two Car | AppliancesIncluded<br>Gas Stove<br>Self Cleaning Oven | Basement<br>Crawl Space |
| Heating<br>Gas-Natural | Cooling<br>Central                          | HotWater<br>Gas                                       | Water<br>Well           |
| Sewer<br>Septic        |                                             |                                                       |                         |

#### CONTACT



Ask for Patricia Moss  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-335-4616  
Email to: tcm@bergerrealty.com

Scan to see Property page.



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