



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



12 Cornell, Somers Point, NJ, 08244

Price \$385,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 6             |
| Bedrooms     | 3             |
| Baths Full   | 1             |
| Baths Half   | 1             |
| Year Built   | 1970          |
| Type         | Single Family |
| Block Number | 1227          |
| Listing #    | 600822        |
| Taxes        | 5869.00       |

#### COMMENTS

**CHARMING 3 BEDROOM RANCHER IN A DESIRABLE LOCATION:** Well maintained and full of potential, this quaint three-bedroom, 1.5 bath rancher is ready for someone to make it sparkle and call it home. Recent updates include brand new laminate flooring throughout, a new HVAC system and a new roof (3 years) for added peace of mind! The full bathroom needs updating....

#### PROPERTY FEATURES

|                                                                                      |                                                                                                                    |                                    |                                                                       |
|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|------------------------------------|-----------------------------------------------------------------------|
| Exterior<br>Concrete<br>Shingle                                                      | OutsideFeatures<br>Enclosed Outside<br>Shower<br>Fenced Yard<br>Patio<br>Shed                                      | ParkingGarage<br>None              | OtherRooms<br>Eat In Kitchen<br>Laundry/Utility Room<br>Storage Attic |
| InteriorFeatures<br>Security System<br>Smoke/Fire Alarm<br>Storage<br>Walk In Closet | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>Blinds<br>Curtains | Basement<br>Crawl Space                                               |
| Heating<br>Gas-Natural                                                               | Cooling<br>Ceiling Fan(s)<br>Central                                                                               | HotWater<br>Gas                    | Water<br>Public                                                       |
| Sewer<br>Public Sewer                                                                |                                                                                                                    |                                    |                                                                       |

#### CONTACT

Ask for Joan S. Spencer  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-204-3027  
Email to: jss@bergerrealty.com

Scan to see Property page.



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