



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



54 Christmas Ave, Carneys Point, NJ, 08069

Price \$285,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 8             |
| Bedrooms     | 3             |
| Baths Full   | 1             |
| Baths Half   | 1             |
| Year Built   | 1951          |
| Type         | Single Family |
| Block Number | 51.02         |
| Listing #    | 600935        |
| Taxes        | 5116.00       |

#### COMMENTS

Welcome to 54 Christmas Ave, a well-maintained brick rancher lovingly cared for by the same family since it was built. This home features 3 bedrooms, 1 full bathroom, and 1 half bathroom, offering a comfortable layout that blends classic charm with everyday functionality. Step inside to find a large and bright living room filled with natural light, a dedicated dining area...

#### PROPERTY FEATURES

|                                                                                                             |                                                                                                                                           |                                             |                                                      |
|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|------------------------------------------------------|
| Exterior<br>Brick                                                                                           | OutsideFeatures<br>Porch Screened<br>Shed                                                                                                 | ParkingGarage<br>Detached Garage<br>One Car | OtherRooms<br>Dining Area<br>Primary BR on 1st floor |
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Handicap Features<br>Security System<br>Smoke/Fire Alarm | AppliancesIncluded<br>Burglar Alarm<br>Dishwasher<br>Dryer<br>Electric Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | Basement<br>Crawl Space                     | Heating<br>Baseboard<br>Hot Water                    |
| Cooling<br>Window Units                                                                                     | HotWater<br>Gas                                                                                                                           | Water<br>Public                             | Sewer<br>Public Sewer                                |

#### CONTACT



Ask for Ben Duncan  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-600-7531  
Email to: bmd@bergerrealty.com

Scan to see Property page.



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