



**17 15th**  
**Del Haven, NJ 08251**

**Asking \$449,000.00**



**COMMENTS**

UNIQUE INVESTMENT OPPORTUNITY FOR THE DISCERNING BUYER. SINGLE FAMILY HOME WITH APPROVED ACCESSORY DWELLING UNIT. This rare offering of a two-bedroom, one full bath home with an accessory dwelling unit providing a one-bedroom and one full bath has an impressive rental history in tranquil Del Haven. Near the Delaware Bay and located on a cul-de-sac, this property is nestled in a peaceful residential neighborhood surrounded by forested areas. Being sold in "AS IS" condition, both dwelling units are occupied by year-round tenants on month-to-month leases. Within this 9,000 sq. ft. lot, the house features an enclosed front porch with screens and jalousie windows, two nice sized bedrooms, plenty of storage and closet space, living room, full kitchen, dining area, and a full bath with a tub and shower arrangement. The fenced backyard has spacious green space for a sitting area to enjoy the environmental beauty of nature. With a newer one zone HVAC system and more storage available in the attic, this property has public water and sewer. In addition, there is a well which allows for watering the lawn and plants on the property. There is currently a modern movable storage shed in the backyard that belongs to the tenants in the house. The accessory dwelling unit has three total rooms including a living/dining area, one bedroom, and one full bath. Constructed on a concrete slab, this unit does have one-zone control for heating and central air conditioning. The unit is serviced with natural gas, electric, public water, and public sewer. This unit does have three closet areas and one storage area. The following appliances in the accessory dwelling unit are provided in the sale: Refrigerator, garbage disposal, electric stove and oven. The window blinds are also included in the sale. There is a concrete driveway leading from the street to the accessory dwelling unit on this property that can accommodate two cars.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Screened Porch	2 Car	Living Room
Wood	Fenced Yard	Concrete Driveway	Kitchen
	Cable TV	See Remarks	Dining Area
	See Remarks		Storage Attic
			1st Floor Primary Bedroom
			Laundry Closet
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Wood Flooring	Oven	Shades	Crawl Space
Smoke/Fire Alarm	Microwave Oven	Blinds	Outside Entrance
Storage	Refrigerator		

# Berger Realty

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