



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



Asking \$399,900.00

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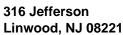














## **COMMENTS**

Very well maintained 4BD 2BA rancher located close to the bike path and Blue Ribbon Schools. The seller has lived in the home for more than 30 years. There is a nice sized living room, EIK, and a large laundry room. There are 3 BD's and 1 FULL BATH to one side of the house and a 4th BD and FULL BATH by itself for added privacy. This could be the perfect set up for extended family, an in-law suite or playroom. There is electric heat and an AC window unit in this location. Recent updates include a new roof and a HWH installed in Sept. 2020. Outside features include a front porch, oversized deck in the back and a shed. One BD is currently used as an office, the seller does work from home and will try to leave during the showing, but this may not always be possible. This could be a great second home or someone looking to retire, who doesn't want to live in an active 55+ community. The home is less than 15 minutes to the Jersey shore and boardwalk. Close to shopping and fine dining. Though the house is in good condition the seller is selling it "AS IS". The buyer will be responsible for any and all inspections and certifications. All showings to be scheduled through Showing Time.

**PROPERTY DETAILS** Exterior OutsideFeatures ParkingGarage Shingle Deck Concrete Driveway Vinyl Porch Sidewalks



Ceiling Fan

Ask for Jeff Haas Appliances included Inc Basement Washed E 55th St., Ocean City Dryer Dis Right 609-399-4211 Distronalil to: jsh@bergerrealty.com Stove Natural Gas

HotWater Water Gas- Natural **Public** 



OtherRooms

Storage Attic 1st

**Bedroom** 

Eat-In-Kitchen

Laundry/Utility Room

Primary

Floor