



**1907 Emerson  
 Atlantic City, NJ 08401**

**Asking \$269,900.00**



**COMMENTS**

Suitable Housing Located-Waits Over! Homebuyers/Investors an opportunity to buy in Desired Venice Park - Lagoon! This lovely well-maintained Ranch was Renovated in (2013) & Raised in (2014). Rays of sunshine and Cool summer bay breezes are delightful! Flowing throughout are hardwood floors, w/w carpet and tile flooring; Kitchen appliances include a refrigerator, dishwasher & electric stove. The Laundry/Utility/Mud room situated off of the kitchen, offers a heavy-duty washer/dryer and a rear exterior door leading to the deck for year-round grillin'!! Off street parking in the two-car concrete driveway, with a fenced-yard around the perimeter of the lot. Ample storage in the pull-down ladder, walk-up Full Attic. Plus an ADT Security Sys. Central Air as-is; Solar Panels are leased monthly which offers substantial utility savings!! Selling as-is, Buyer to secure all certificates for/and obtain the certificate of occupancy. Inspections: deemed "for informational purposes only". \$15K, \$20K & \$30K GRANTS AVAILABLE TQB. Buyers call/text for details.

**PROPERTY DETAILS**

| Exterior        | OutsideFeatures  | ParkingGarage                       | OtherRooms                                    |
|-----------------|--|-------------------------------------|---|
| Vinyl           | Curbs<br>Deck<br>Fenced Yard<br>Patio<br>Paved Road<br>Porch<br>Sidewalk                       | None                                | Dining Area<br>Laundry/Utility Room<br>Pantry |
|                 | Appliances Included<br>Burglar Alarm<br>Dishwasher<br>Electric Stove<br>Refrigerator<br>Washer | Heating<br>Baseboard<br>Gas-Natural |   |
| Water<br>Public | Sewer<br>Public Sewer  |                                     |   |



Call for Marianne Johnsen  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: maj@bergerrealty.com

