



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



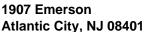


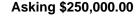














## **COMMENTS**

NEW PRICE ADJUSTMENT! 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 fencedyard 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. Inspection is for informational purpose only. \$15K, \$20K & \$30K GRANTS AVAILABLE TQB. Buyers call/text for details.

## **PROPERTY DETAILS**

OutsideFeatures Exterior ParkingGarage OtherRooms Curbs Dining Area Vinyl None Deck Laundry/Utility Room Fenced Yard Pantry

Berger Realty Inc AppliancesIncluded AppliancesIncluded Heating Burdlar Alaim Avenue Burdlar Alaim

Sidewellfor Mary Kuchka

Washer Sewer

Electric Stove Refrigerator

Patio Paved Road

Dishals 1609-399-00 Gas-Natural Dry Email to: mk@bergerrealty.com

**Public Public Sewer**