

# Berger Realty

Since 1928



Berger Realty, Inc.  
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1907 Emerson  
Atlantic City, NJ 08401

Asking \$250,000.00



## 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 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. Inspection is for informational purpose only. \$15K, \$20K & \$30K GRANTS AVAILABLE TQB. Buyers call/text for details.

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Curbs Deck Fenced Yard Patio Paved Road Porch Side Walk	ParkingGarage None	OtherRooms Dining Area Laundry/Utility Room Pantry
<p>Appliances Included Burglar Alarm Dishwasher Electric Stove Refrigerator Washer</p>			



water  
Public

Ask for Nicole Williams  
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Call: 609-399-0076  
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Heating  
Baseboard  
Gas-Natural

Sewer  
Public Sewer

