



123 Cedar Ave  
Somers Point, NJ 08244

Asking \$700,000.00



SJSRMLS

### COMMENTS

Panoramic water views over Somers Point back bays from this massive unique custom built home on a huge lot. Very spacious layout with tons of space including an unfinished 1700 sq foot basement. Property needs full Renovation but the possibilities are endless! Subject to a short sale approval but attorney is in place ready for an offer. Easy to schedule a showing just text listing agent. Includes view of the sunrise and skylines over OC Margate and AC. Natural Gas heating, central air, alarm system, outdoor shed with shower and concrete pad, 7 bedroom potential, footings for garage with studio apartment, garage with rear alley access, wrap around porch, whole house vacuum and audio sound system, ethernet connections, towel warmers, no flooding, and 100 lineal ft of custom stamped concrete sidewalks. Bring all offers!

### PROPERTY DETAILS

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|----------------|--|--|---|
| Exterior Vinyl | OutsideFeatures Deck<br>Fenced Yard<br>Needs Work<br>Patio<br>Paved Road<br>Porch<br>Sidewalks | ParkingGarage See Remarks  | OtherRooms Den/TV Room<br>Dining Room<br>In-Law Quarters<br>Laundry/Utility Room<br>Loft<br>Pantry<br>Storage Attic |
|                | AppliancesIncluded Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Refrigerator<br>Washer      | AlsoIncluded<br>Asks for<br>Berger Realty Inc<br>100 E 55th St., Ocean City<br>Call 609-399-4211<br>Email to: smv@bergerrealty.com | Basement<br>6 Ft. or More Head Room   |
|                | Cooling Central  | HotWater Gas   |   |



Sewer  
Public Sewer

