



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



## 206 Hobart Absecon, NJ 08201

Asking \$272,000.00



## COMMENTS

Easy access to all Absecon has to offer! This 3 bedroom, 1 bath home is conveniently located to the schools, playgrounds, ball fields, shopping, and transportation. Full finished basement with bar. Large backyard offers plenty of room for kids to play. Current tenants pays \$1,600/month + utilities. Lease ends September 30, 2024. Would like to stay but will vacate with proper notice. Being sold strictly As is. Seller has never lived in home and therefore makes no warranties, expressed or implied, on condition and will not make any repairs that may be required by lender. Home Inspection is for buyers informational purposes only. Seller will obtain Certificate of Occupancy. Minimum 24 Hours notice required for showings.

**OutsideFeatures** Porch Screened Shed

AppliancesIncluded

ParkingGarage None

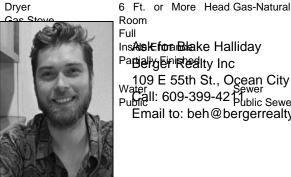
Basement

**PROPERTY DETAILS** OtherRooms Dining Area Laundry/Utility Room

Heating

InteriorFeatures Bar Carbon Monoxide Detector Smoke/Fire Alarm Storage

Cooling Central



Full InsAske fora Bake Halliday Patielly Einirkealty Inc 109 E 55th St., Ocean City Water Public 11: 609-399-42 Public Sewer Email to: beh@bergerrealty.com

