



206 Hobart  
 Absecon, NJ 08201

Asking \$272,000.00



SJSRMLS

### 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.

### PROPERTY DETAILS

OutsideFeatures Porch Screened Shed	ParkingGarage None	OtherRooms Dining Area Laundry/Utility Room	InteriorFeatures Bar Carbon Monoxide Detector Smoke/Fire Alarm Storage
AppliancesIncluded Dryer Gas Stove	Basement 6 Ft. or More Room Full Insulated	Heating Head Gas-Natural	Cooling Central

Ask for Ben Duncan  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: bmd@bergerrealty.com

