



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        | ParkingGarage | OtherRooms                          | InteriorFeatures  |
|------------------------|---------------|-------------------------------------|---|
| Porch Screened<br>Shed | None          | Dining Area<br>Laundry/Utility Room | Bar<br>Carbon Monoxide<br>Detector<br>Smoke/Fire Alarm<br>Storage |

| AppliancesIncluded | Basement  | Heating          | Cooling |
|--------------------|---|------------------|---------|
| Dryer<br>Gas Stove | 6 Ft. or More<br>Room<br>Full<br>Insulation<br>Partially Finished | Head Gas-Natural | Central |



Ask for Kathy Errickson  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: kae@bergerrealty.com

