



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 Shed	None	Dining Area Laundry/Utility Room	Bar Carbon Monoxide Detector Smoke/Fire Alarm Storage

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



Ask for Luc  
Call: 609-399-0076  
Email to: luc@bergerrealty.com  
3160 Asbury Avenue, Ocean City  
Water Sewer  
Public Public Sewer

