



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

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



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

