



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 Room	Head Gas-Natural	Central
Gas Stove	Full		



Ask for Yvonne Kuhn  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Water Sewer  
 Call: 609-399-0076 Public Sewer  
 Email to: ymk@bergerrealty.com

