



1039 New  
 Pleasantville, NJ 08232

Asking \$116,000.00



bright MLS

### COMMENTS

This property is subject to a 3-Day First Look Period. Seller will negotiate offers after the period expires. Buyer Agents will be assessed a \$200 Technology Fee. It is the responsibility of Buyer's and Listing Agents to ensure the Technology Fee is included in the Closing Disclosure. The Technology Fee will be deducted from the commission and disbursed accordingly at closing. No commission is paid to the selling agent if the agent is the buyer, partner/principal, and/or the buyer is a relative of the selling agent. The seller does not accept blind offers or escalation clauses. As-is, where-is. Seller does not accept or entertain blind offers. Seller and listing agent make no representation regarding any information contained within or regarding the property. THERE ARE NO SELLERS DISCLOSURES. Buyer is responsible for any and all certifications as may be required by lender, municipality or association as apply. No repairs can be made prior to closing by seller or buyer. All offers must include buyer signed contract, pre-qual/LLC docs (full operating agreement), POF if apply. Do not send an incomplete offer. Email offers to listing agent with property address in subject line to insure prompt attention and response. 10% EMD is REQUIRED on all cash offers. \*\*\*If there are any inspections/reports available, they are loaded in the documents category in the MLS. If no documents are present, there are no inspection reports to offer. This includes but not limited to disclosure, tank sweeps, roof inspections, hvac inspections, etc.\*\*\* Property is not guaranteed to be trashed out. Buyer is responsible for any and all certifications as may be required by lender, municipality or association as apply. Seller and listing agent make no representation regarding any information contained within or regarding the property. Buyer is responsible for verifying the accuracy of any and all information provided in the mls including but not limited to room sizes, property amenities, property condition, functionality of any systems, etc. If buyer is an agent, and purchasing the property, there is no buyer agent commission. For fastest response to any and all inquiries, please email the listing agent. Property is not guaranteed to be trashed out prior to closing.

ASK TO LOUIS PAPE  
 Berger Realty Inc  
 1330 Bay Avenue Ocean City  
 Call: 609-391-1330

### PROPERTY DETAILS

Parking	Garage	Heating	Public
See Remarks	None	None	Public

Email to: lsp@bergerrealty.com

