



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



responsible for verifying the accuracy of any and all information provided but not limited to room sizes, property amenities, property condition, terms, etc. If buyer is an agent, and purchasing the property, there is no n. For fastest response to any and all inquiries, PLEASE email the listing agent at Sean McGinnis, 3160 Asbury Avenue, Ocean City, NJ 08226. Call: 609-399-0076

Ask for Sean McGinnis  
Berger Realty Inc  
3160 Asbury Avenue Ocean City  
Call: 609-399-0076  
Email to: smc@bergerrealty.com  
None Public

