

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



1 Carson  
Egg Harbor Township, NJ 08234

Asking \$259,900.00



## COMMENTS

No more showings at this time. The Seller has accepted an offer and is reviewing the documents. Here's your chance to transform this property into your dream home. The 1,264 sqft rancher is situated on an expansive corner lot. The property has 3 bedrooms, 1.5 bathrooms a semi open living room and an eat in kitchen. The kitchen has a gas stove, dishwasher and plenty of room for storage. From the kitchen you can access the backyard through sliding doors. The laundry room is located by the kitchen through access to the attached garage which was partially converted into a bonus room and the half bath is located in that section of the property as well. While this home requires TLC, it boasts immense potential. The roof has been replaced in 2023. The property is being sold in as-is, where-is condition. Contents are to be removed by buyer.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Fenced Yard	Attached Garage	Eat In Kitchen	Dishwasher
Needs Work		Laundry/Utility Room	Gas Stove
Shed		Storage Attic	Refrigerator
Basement	Heating	Cooling	HotWater
Crawl Space	Gas-Natural	Central	Gas



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

