



**22 Curran Drive
 Absecon, NJ 08201**

Asking \$279,900.00



COMMENTS

UCCS This 3BD 1BA rancher has been lovingly owned by the same family for more than 50 years. There is a living room, dining room, EIK and 3 nice sized BD's. The major mechanicals have recently been updated. The roof is less than 2 years old, the HWH was installed in 2018, and there are 4 Mini Split air conditioners recently installed. The bones of the home are in great condition. With updating this can be the perfect home for a family starting out or someone downsizing. The outside features include a 1 car attached garage, a large, oversized lot, a huge concrete patio, a covered front porch and a free standing WELL for irrigation. Close to public transportation, restaurants, Smithville and within 15 minutes of the beaches and boardwalk. Easy to show and the seller can close quickly! This home is being sold in "AS IS" condition. The buyer will be responsible for any and all inspections and certifications.

PROPERTY DETAILS

| | | | |
|------------------|--------------------------------|-----------------|-------------------------|
| Exterior | OutsideFeatures | ParkingGarage | OtherRooms |
| Asbestos | Curbs | One Car | Dining Room |
| Cedar | Patio | Attached Garage | Eat In Kitchen |
| | Porch | | Laundry/Utility Room |
| | | | Storage Attic |
| | | | Primary BR on 1st floor |
| InteriorFeatures | AppliancesIncluded | AlsoIncluded | Basement |
| | Dishwasher | Curtains | Crawl Space |
| | Ask for George Cash | | |
| | Berger Realty Inc | | |
| | 3160 Asbury Avenue, Ocean City | | |
| | Call: 609-399-0076 | | |
| | Email to: gbc@bergerrealty.com | | |
| | Wall Units | Electric | |



Public Sewer

