



**22 Curran Drive  
 Absecon, NJ 08201**

**Asking \$279,900.00**



**COMMENTS**

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	Outside Features	Parking Garage	Other Rooms
Asbestos	Curbs	Attached Garage	Dining Room
Cedar	Patio	One Car	Eat In Kitchen
	Porch		Laundry/Utility Room
			Primary BR on 1st floor
			Storage Attic
Interior Features	Appliances Included	Also Included	Basement
	Dishwasher	Curtains	Crawl Space
	Ask for John Sweeney		
	Berger Realty Inc		
	3160 Asbury Avenue, Ocean City		
	Call: 609-399-0076		
	Email to: jjs@bergerrealty.com		
	Wall Units	Electric	



Public Sewer

