



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



Asking \$279,900.00

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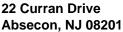














## **COMMENTS**

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 public dwalk. n. The

One Car

downsizing. The d	outside reatures include a 1	car attached garage, a	large, oversized lot, a l
concrete patio, a	covered front porch and a	free standing WELL for	or irrigation. Close to p
transportation, re	staurants, Smithville and v	vithin 15 minutes of th	e beaches and boards
Easy to show and the seller can close quickly! This home is being sold in "AS IS" condition.			
buyer will be responsible for any and all inspections and certifications.			
PROPERTY DETAILS			
Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Ashestos	Curbs	Attached Garage	Dining Room

Cedar

Patio

Porch

Public Sewer

AppliancesIncluded AlsoIncluded Dishwasher Curtains Dry&sk for Valerie Vargo Elegrater Realty Inc Retrige 255th St., Ocean City Washer Call: 609-399-4211

Colimail to: vlv@bergeweelty.com Wall Units Electric



Basement **Crawl Space** 

Eat In Kitchen

Storage Attic

Laundry/Utility Room Primary BR on 1st floor