



253 9th  
 Egg Harbor City, NJ 08215


Asking \$279,900.00



**COMMENTS**

Looking for a BIG house at a reasonable price? Here it is, with over 2200 Square feet of Living Space. 5 bedrooms and 2 full and one half baths. This home would be perfect for an extended family. First floor has a large Living Room, Kitchen with loads of cabinets, Breakfast area off the Kitchen, Formal Dining Room, Large Family Room with Sliders to side porch and a half bath. Lots of storage throughout the house, including full attic with two pull down stairs. Two staircases leads you to the Second floor with 5 bedrooms and 2 full bathrooms, and a convenient large 2nd floor laundry area. Lots of storage in partial basement with outside entrance and shed. The home has two gas forced-air heating systems and two central air units. The roof is approximately 3 years old, (Shingles came with 50-year warranty) and the new hot water heater was installed 2023. Maintenance-free vinyl siding and replacement windows, The Gas HVAC unit in the basement was installed in 2016 (Covers the first floor) The Gas Heater in the attic was installed in 2017(Covers the 2nd floor) The Central Air unit for the 2nd floor was installed aprox 2013. The home has a 2nd water line installed for the outside watering, 200 Amp Electrical Service, All Existing appliances included. The home only needs a little TLC and Love to bring it back to its original Glory !! Priced right for a Quick Sale. The property is being Sold in AS IS Condition. Buyer is responsible for CO and any other certifications needed to close.

**PROPERTY DETAILS**

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|---|---|--|---|
| Exterior<br>Vinyl   | OutsideFeatures<br>Porch<br>Shed        | ParkingGarage<br>None  | OtherRooms<br>Dining Room<br>Recreation/Family  |
| AppliancesIncluded<br>Dishwasher<br>Dryer<br>Electric Stove<br>Refrigerator<br>Washer | Basement<br>Outside Entrance<br>Partial | Heating<br>Forced Air<br>Gas-Natural<br>Multi-Zoned<br>See Remarks | Cooling   |
| HotWater<br>Electric  | Water<br>Public                         | Sewer<br>Public Sewer  |  |