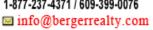




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076







439 Boston Egg Harbor City, NJ 08215

Asking \$199,000.00













## **COMMENTS**

Cape Cod home with lots of old world charm! Looking for a new owner to bring it back to its original Glory. Spacious Living Room with Bay window, Formal DR with wood columns, Wood floors throughout, Possible 3rd bedroom or den/computer room off kitchen, plus 2 bathrooms, Claw foot tub on 2nd floor. Eat in kitchen with pantry. Full basement with inside and outside entrance. Large fenced in yard & deck. Shed and Detached one car garage. Screened in front porch. Lovely wood stair case and solid wood doors throughout. New Electrical Panel installed in 2024. Some replacement windows. Chairlift on steps and handicap ramp in rear. This house is being sold in AS IS condition. Buyers will be responsible for all inspections, repairs and certifications necessary to settle at their expense. Sellers will be removing some items from the property prior to closing everything else left at the property will be the buyers responsibility to remove. Several light fixtures will be replaced. This is a Great price for a single family home.

PROPERTY DETAILS

Exterior	OutsideFeatures
Vinyl	Deck
	Fenced Yard
	Handicap Access
	Porch Screened
	Shed
InteriorFeatures	AppliancesInclude
Ctorogo	Con Ctour

ParkingGarage **Detached Garage** One Car

Dining Room Eat In Kitchen Library/Study Pantry Storage Attic

OtherRooms

Storage Walk In Closet

esIncluded Gas Stove Refrigerator Washer

AlsoIncluded Blinds Curtains

**Basement** Full Inside Entrance

Heating Oil Radiator Tank in Basement

Coolina Window Units HotWater Gas



Sewer **Public Sewer**