



**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 Vinyl	OutsideFeatures Deck Fenced Yard Handicap Access Porch Screened Shed	ParkingGarage Detached Garage One Car	OtherRooms Dining Room Eat In Kitchen Library/Study Pantry Storage Attic
InteriorFeatures Storage Walk In Closet	AppliancesIncluded Gas Stove Refrigerator Washer	AlsoIncluded Blinds Curtains	Basement Full Inside Entrance
Heating Oil Radiator Tank in Basement	Cooling Window Units	HotWater Gas	
Sewer Public Sewer			

