



**817 Shelburne  
 Absecon, NJ 08201**

**Asking \$315,000.00**



**COMMENTS**

New Listing in Desirable Absecon Estates, Well built Split Level on corner lot, Hardwood floors in the living room with sunlight coming in from the large bay window. Formal dining room and eat in kitchen with wood cabinets and porcelain sink. Down stairs welcomes you to a cozy family room with half bath and laundry room with storage and door to the yard. Upstairs are 3 spacious bedrooms with hardwood floors under w/w carpeting. full tiled bath upstairs. Pull down attic for storage. Large fenced in yard large enough for pool or entertaining. Replacement windows, Covered front porch, Attached Garage with door opener. With some updating this house can be your dream home!!!! The property is being Sold in AS IS Condition. Buyer shall be responsible for Certificate of Occupancy and any other inspections, certifications and or repairs needed for closing. The Seller is having an Electrician install all new thermostats to the electric baseboard heaters. (Mini Split on Living room wall is not working) Highest and best due Tuesday Feb 25th 5 PM

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Fenced Yard Porch Sidewalks	ParkingGarage Attached Garage One Car	OtherRooms Dining Room Eat In Kitchen Laundry/Utility Room Recreation/Family Storage Attic
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Ask for Ludwik Samoski  
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Basement  
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