



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





301 Sheffield Pleasantville, NJ 08232

Asking \$229,900.00









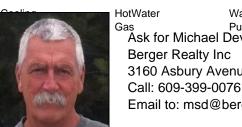


## **COMMENTS**

Beautiful 3 bedroom 2 bath rancher on dead end street with a large fenced yard and a Deck off the side. Bike path is at the end of the street. Well kept rancher with vaulted ceilings and open concept, Heater and Central Air replaced approx 3 years ago, Roof replaced approx 10 years ago. Property is in good condition and could use a little TLC but being Sold in As Is Condition. Buyer Shall be responsible for CO and any other repairs or certifications needed to close. HVAC drain line in the hall closet had leaked (but was repaired) on the vinyl planked floor in Hall bath and on floor outside hall bath. Vinyl floor is buckled and maybe soft. Dishwasher no longer in working condition. AC unit will need small line for Freon fixed, shed in rear,

## **PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	None	Dining Area
•	Fenced Yard		Laundry/Utility Room
InteriorFeatures	AppliancesIncluded	Basement	Heating
Cathedral Ceiling	Dishwasher	Crawl Space	Forced Air



Gas Stove

Refrigerator

Walk In Closet

Water Sewer Public **Public Sewer** Ask for Michael Devlin

3160 Asbury Avenue, Ocean City

Email to: msd@bergerrealty.com



Gas-Natural