

# Berger Realty

Since 1928



Berger Realty, Inc  
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Ocean City, NJ 08226  
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116 Coolidge Ave  
Absecon, NJ 08201

Asking \$327,000.00



## COMMENTS

Any prospective buyers and agents that would like to see the property can stop by our open house on 5/3/25 between 11:00 AM and 1:00 PM. Showings will be by appointment thereafter. Beautifully Updated Craftsman Style 2-story that mixes modern amenities with its original charm. The large welcoming front porch is the perfect spot for your morning cup of coffee. The brand new kitchen features New stainless appliances, Granite countertops, a tile backsplash and is open to the dining area and living room. It's been freshly painted inside and out, has all new flooring, 2 brand new bathrooms, new Heat and A/C, and a full basement with both inside and outside access. A 1 year home warranty will also be included with the sale.

## PROPERTY DETAILS

|                          |                    |                    |                 |
|--------------------------|--------------------|--------------------|-----------------|
| Exterior                 | OutsideFeatures    | ParkingGarage      | OtherRooms      |
| Cedar                    | Curbs              | None               | Dining Area     |
|                          | Deck               |                    |                 |
|                          | Fenced Yard        |                    |                 |
|                          | Paved Road         |                    |                 |
|                          | Porch              |                    |                 |
|                          | Sidewalks          |                    |                 |
| InteriorFeatures         | AppliancesIncluded | Basement           | Heating         |
| Carbon Monoxide Detector | Dishwasher         | 6 Ft. or More Room | Head Forced Air |
| Smoke/Fire Alarm         | Dryer              | Room               | Gas-Natural     |
|                          | Gas                | Heated             |                 |
|                          | Microwave          | Inside Entrance    |                 |
|                          | Refrigerator       | Outside Entrance   |                 |
|                          | Washer             | Unfinished         |                 |
| Cooling                  | HotWater           | Water              |                 |
| Central                  | Gas                | Public             |                 |

Ask for Donna M. Drohan

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