



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300 info@bergerrealty.com



975 12th, Hammonton, NJ, 08037

Price \$249,900.00



TROTERT	DETAILO
Total Rooms	7
Bedrooms	3
Baths Full	2
Baths Half	0
Year Built	1976
Туре	Single Family
Block Number	301
Listing #	592131
Taxes	6349.00

PROPERTY DETAILS

#### COMMENTS

Investors Paradise! This sprawling 2800 sq ft. ranch features 3 bedrooms with a possible 4th bedroom, 2 bathrooms, full basement, 2 car attached garage, and an in-ground pool. This home presents a fantastic RENOVATION OPPORTUNITY since the ROOF is NEW and septic inspection on file. The full basement offers ample storage and also leads to an exterior portion of the backyard...

#### **PROPERTY FEATURES**

OutsideFeatures Deck Needs Work Paved Road Pool-In Ground	ParkingGarage Attached Garage Two Car	OtherRooms Dining Area Eat In Kitchen Great Room Loft
		Primary BR on 1st floor Storage Attic
	Deck Needs Work Paved Road	Deck Attached Garage Needs Work Two Car Paved Road

InteriorFeatures Cathedral Ceiling Walk In Closet

**Basement** 6 Ft. or More Head Room

Oil

Cooling Forced Air Ceiling Fan(s) Central

Tank Above Ground

Heating

Inside Entrance Outside Entrance

Full

Water Sewer Well Septic

# CONTACT



Ask for Ludwik Samselski Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-545-0757 Email to: Is@bergerrealty.com Scan to sec







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Room Central Tank Above Ground Full

Inside Entrance Outside Entrance

Water Sewer Well Septic

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