

# Berger Realty

Since 1926



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



254 Coolidge, Absecon, NJ, 08201

Price \$325,000.00



### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 5             |
| Bedrooms     | 3             |
| Baths Full   | 1             |
| Baths Half   | 0             |
| Year Built   | 1956          |
| Type         | Single Family |
| Block Number | 77            |
| Listing #    | 594731        |
| Taxes        | 3814.00       |

### COMMENTS

**NEW LISING ALERT!!! OPEN HOUSE, Saturday, 3-5 from 12 to 2. Everything has been done in this simply charming cottage home in the heart of Absecon. Real oak hardwood floors throughout the living room, hall and bedrooms and new laminate flooring in the kitchen, laundry room and bathroom. Both the kitchen and bathroom were updated 8 years ago along with the heat, c/a,...**

### PROPERTY FEATURES

|                                                                     |                                                                                                                |                                    |                                                                       |
|---------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|------------------------------------|-----------------------------------------------------------------------|
| Exterior<br>Stone<br>Vinyl                                          | OutsideFeatures<br>Fenced Yard<br>Paved Road<br>Porch Screened<br>Shed                                         | ParkingGarage<br>None              | OtherRooms<br>Eat In Kitchen<br>Laundry/Utility Room<br>Storage Attic |
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Smoke/Fire Alarm | AppliancesIncluded<br>Burglar Alarm<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer | AlsoIncluded<br>Curtains<br>Shades | Basement<br>Crawl Space                                               |
| Heating<br>Forced Air<br>Gas-Natural                                | Cooling<br>Central                                                                                             | HotWater<br>Gas                    | Water<br>Public                                                       |
| Sewer<br>Public Sewer                                               |                                                                                                                |                                    |                                                                       |

### CONTACT

Ask for Margarita Kobilianets  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-674-3417  
Email to: mak@bergerrealty.com

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