



**313 Quail**  
**Marmora, NJ 08223**

**Asking \$439,000.00**



**COMMENTS**

Unique opportunity -- this charming 4 bedroom 3.5 bathroom home on a spacious corner lot includes tiled kitchen w/corion countertops and Viking stove, master bathroom with marble walk in stone tile shower and granite tops with double sink, fireplace, finished basement, large fenced in yard with pool/patio area and pool house, two-car garage, 2 sheds and so much more! The central A/C unit is approx. 6-7 years old, well pump was replaced approx. 4 years ago, roof replaced approx. 8 years ago. Heat is serviced by underground oil tank (Seller has an inspection report, no known leaks). Seller also had a septic inspection and it failed and requires approximately \$15,000 to repair. All reports available upon request. There is a holdover occupant and the property cannot be shown at the present time, but Seller will agree to sell subject to final inspections and lawful removal of occupant. Bring your creativity and imagination and hurry, this one is priced to sell! Please do not knock or disturb the occupant.

**PROPERTY DETAILS**

|                      |                                   |                                  |   |
|----------------------|-----------------------------------|----------------------------------|---|
| Exterior<br>Stucco   | OutsideFeatures<br>In Ground Pool | ParkingGarage<br>2 Car           | InteriorFeatures<br>Wood Flooring<br>Wall to Wall Carpet<br>Tile Flooring |
| Basement<br>Finished | Heating<br>Oil                    | Cooling<br>Central Air Condition | HotWater<br>Other Hot Water   |



Ask for Frank Shoemaker  
 Seller  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: fcs@bergerrealty.com

