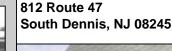
Asking \$325,000.00















COMMENTS

Handyman Special! Investors, Contractors, Families & History Lovers! - Historical 3BR, 2Bath Lovely Colonial Farmhouse built in 1865, with approx. 2412 Sq. ft. with lots of History, Charm and Character! NEEDS LOVE AND REPAIRS. Located on approx 1 Acre lot (162x268 per tax office) with multiple garages, sheds, outbuildings, including a greenhouse, outhouse and a cottage. Use Your Imagination!. Property has LOTS OF POTENTIAL! Beautiful wrap around porch, (needs work), deep driveway, with side garden area. A total of 4 large cast iron wood stoves (3 in house and 1 in cottage). All large rooms, partial basement off kitchen with mechanicals, storage, etc. Many large windows, some vintage/antique fixtures, items, that are included. Home has 2 zone oil h/w bbd heat. 2nd floor has 3BRS, full bath and walkup attic. Rear additions on 1st floor have den/family room, full bath and rear spacious bonus room with cast iron wood stove, laundry area, freezer, well pump room located under flooring and rear entrance. Additional cast iron wood stove in rear cottage. All appliances included. Recent septic in 2023. Above ground oil tank. Natural gas in street. Property was remediated recently for 2 underground tanks, which were removed. Seller will provide clearance letter from DEP when received. Buyers responsible for due diligence, inspections, certifications, and repairs. Property to be sold AS IS. Great location convenient to town, shopping, hospital, beaches, bay, fishing and birdwatching! NO TRESPASSING PLEASE. Cash or Conventional Buyers preferred due to repairs needed. All serious offers will be considered by seller. No Trespassing Please! Shown by

PROPERTY DETAILS			
Exterior Wood	OutsideFeatures Porch Storage Building See Remarks	ParkingGarage Garage Detached See Remarks	OtherRooms Living Room Dining Room Eat-In-Kitchen Pantry Laundry/Utility Room Storage Attic See Remarks
InteriorFeatures Wood Flooring Storage Wood Burning Stove	AppliancesIncluded Range Oven Refrigerator	AlsoIncluded Drapes Curtains Shades	Basement Partial Crawl Space Outside Entrance

Blinds

Rugs

Inside Entrance

Plumbing

Washer

Dryer





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Stove Propane

Partial Furniture See Remarks Masonry Floors/Wall See Remarks

Window Treatments

Heating Oil

Baseboard Hot Water Multi-Zoned Cooling Ceiling Fan HotWater Electric Water Well

Sewer Septic



Ask for Alexandra Aylward Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211

Email to: aaa@bergerrealty.com

