



**812 Route 47
South Dennis, NJ 08245**

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 Appt. only.

PROPERTY DETAILS

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

Berger Realty

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	Stove Propane	Partial Furniture See Remarks Window Treatments	Masonry Floors/Wall See Remarks
Heating Oil Baseboard Hot Water Multi-Zoned	Cooling Ceiling Fan	HotWater Electric	Water Well
Sewer Septic			



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