



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



info@bergerrealty.com



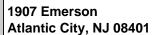
















## **COMMENTS**

Homebuyers/Investors a new opportunity to buy in Desired Venice Park - Lagoon Section! This lovely well-maintained Ranch was Renovated in (2013) & Raised in (2014). Natural light and rays of sunshine pour through the bow windows into a generous sized living room and dining area. Flowing throughout are hardwood floors, w/w carpet and tile flooring; Kitchen appliances include a refrigerator, dishwasher & electric stove. The Laundry/Utility/Mud room situated off of the kitchen, offers a heavy-duty washer/dryer and a rear exterior door leading to the deck for year-round grillin\'! Off street parking in the two-car concrete driveway, with a fenced-yard around the perimeter of the lot. Ample storage in the pull-down ladder, walk-up Full Attic. Plus an ADT Security Sys. Central Air as-is; Solar Panels are leased per mon which offers substantial utility savings!! Selling as-is, Buyer to secure all certificates for/and obtain the certificate of occupancy. Inspections: deemed \"for informational purposes only\". \$15K, \$20K & \$30K GRANTS AVAILABLE TQB. Buyers call/text for details. Financing: FHA, VA, & Converntional accepted.

PF	ROPER	TY D	ETAI	LS

OutsideFeatures ParkingGarage Exterior Vinyl Curbs None Deck

> Patio Paved Road

Laundry/Utility Room Fenced Yard Pantry

PoAsk for Phillip Bellucci Sidewalks Realty Inc 1330 Bay Avenue Ocean City Bulgal: A609-391-1330 seboard Distrimation: pjb@be@envealtayl.com

Dryer Electric Stove Refrigerator Washer

Water Sewer Public **Public Sewer** 



OtherRooms

Dining Area