



623 8th  
 Absecon, NJ 08201

Asking \$295,888.00



### COMMENTS

CONTRACT ACCEPTED, IN ATTORNEY REVIEW. Right-sized and very affordable! Ideal as a fantastic starter-home or downsizing from your over-sized house! 623 8th Street offers you a perfect balance of size & cost. It "lives" much larger than a 2-Bedroom & 1-Bath property ... large living spaces & bedrooms, plus a bonus room that could be used as an office or guest room. Use the spacious, walk-up attic with flooring just for storage -- or go pull a permit to upgrade it into more climate controlled living space? Large basement currently used for gaming & exercise space, with adjacent laundry area. Generously sized back yard is fenced and has a detached garage and shed for extra storage. The current Owners/Sellers are Pet Lovers, and their animals get lots of exercise and thrive at this home -- and yours will too! Make your appointment today \*\* Recent updates include: new roof shingles about 8-years ago, the AC unit was replaced back in 2018, Washer & Dryer are newer units and remain, Bathfitter recently updated the jack & jill bathroom \*\* No showing requests between 11am and 2pm due to napping toddler \*\* Friendly dogs may be in the garage during your visit \*\* Sellers have their next home under contract with a closing on/or about June 28th, so we'll look to coordinate this sale with their next home's closing.

### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Fenced Yard	Detached Garage	Dining Room	Dryer
	One Car	Primary BR on 1st floor	Gas Stove
		Storage Attic	Refrigerator
			Washer



Ask for Dale Collins  
 Berger Realty Inc  
 Heating Baseboard Oil Cooling Central  
 3160 Asbury Avenue Ocean City  
 Call: 609-399-0076  
 Email to: djc@bergerrealty.com  
<http://www.BADERCOLLINS.com>

