



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



Asking \$295,888.00

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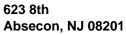














## COMMENTS

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\"II look to coordinate this sale with their next home\"Is closing.



Fenced Yard



PROPERTY DETAILS
ParkingGarage OtherRoom

Detached Garage
One Car

OtherRooms AppliancesIncluded
Dining Room Dryer
Primary BR on 1st floor Gas Stove
Storage Attic Refrigerator
Monroe Washer

Ask for James P. Monroe Berger Realty Inc Heating E 55th St., Ocean City Baseboard Oil Call: 609-399-4211

Ra**Eana**il to: jmp@bergerrealty.com

