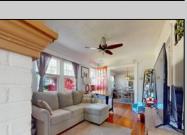




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com





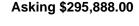














## **COMMENTS**

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.

OutsideFeatures

ParkingGarage **Detached Garage** One Car

**PROPERTY DETAILS** AppliancesIncluded OtherRooms Dining Room Primary BR on 1st floor Gas Stove

Storage Attic

Dryer Refrigerator Washer

Ask for Steven Spengler

Berger Realty Inc. Heating Asbury Avenue Docan City Baseboard OilCall: 609-399-0076

Rationail to: srs@bergerrealty.com





Fenced Yard