



1201 Ohio  
Atlantic City, NJ 08401

Asking \$179,500.00



SJSRMLS

### COMMENTS

No more further showings. Seller accepted an offer. Cash offers only! Short sale addendum and solar can be found under MLS documents. Complete rehab needed. Property is Subject to \"Short Sale Bank Approval\". Being sold strictly \"As is Condition\". Buyer responsible for all certifications including obtaining C/O certification. Home inspection report on file for inf. purposes only. Short sale is being handled through William Sragow Attorney. Title is through Atlantic Shore Title which has been completed. All offers must be in \"ink signature only\" per the bank. Offers are to be submitted in person Listing agents office. A short sale addendum must be attached along with copy of deposit check with offer. Proof of cash funds must be provided with offer. Great opportunity for investor as a B and B rental or buy as a single family home. Located on nice street in Beautiful Venice Park area. 3 Level brick front home situated on nice high corner lot. Solar included in the sale. (inf. is available upon request) Great for the contractor or handy man person. Close to Casinos, Restaurants and Beach. Lower level has a custom built in large bar for entertaining...Could easily be converted to an in law quarters. Large living room with bay window and fireplace, hardwood floors, formal dining room leads to a back yard. Spacious eat in kitchen. Sun room patio off the 2nd guest bedroom, hardwood floors, Upper level offers a master bedroom and bath, 3rd floor loft area w/ a private 4th bedroom . Attached one car garage + additional parking in driveway. Sprinkler. Fenced in back yard for privacy. Some updating and remodeling could make for a beautiful home or vacation home or great rental investment.

### PROPERTY DETAILS

Exterior	Outside Features	Parking	Garage	Other Rooms
Brick	Fenced Yard	Asphalt	Attached Garage	Dining Room
Vinyl	Porch Enclosed	One Car		Eat In Kitchen
	Shed			Bedroom
	Sprinkler System			
Appliances Included	Basement	Heating		
Refrigerator	Crawl Space	Gas-Natural		
Self Cleaning Oven		Hot Water		
		Multi-Zoned		
Water	Sewer			
Public	Public Sewer			

Ask for Wendy Brown  
Berger Realty Inc

100 E 55th St., Ocean City  
Call: 609-399-4211

Email to: wmb@bergerrealty.com

