



**31 Gulph Mill
Somers Point, NJ 02244**

Asking \$399,000.00



COMMENTS

Charming Split-Level Home Perfect for Any Season! This cozy split-level home offers comfort and flexibility with a warm, inviting layout. A standout feature is the built-in wood-burning fireplace, perfect for relaxing on chilly evenings. Three of the four bedrooms are located on the upper level, while the fourth bedroom is on the lower level—ideal as an in-law suite with its own private entrance. Home has an excellent position, situated a mile away from the Golf course and very conveniently located to most major services in the area. Enjoy outdoor living with a welcoming front porch, a spacious deck, and a fully fenced yard—great for entertaining or unwinding in privacy. The property also includes two storage sheds for added convenience. This home requires repairs throughout and is being sold in as-is condition. The buyer will be responsible for obtaining the Certificate of Occupancy, and completing any repairs required. Open house scheduled for 4/26/2024 1-3 pm.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Asbestos	Deck	None	Eat In Kitchen
	Fenced Yard		
	Porch Enclosed		
	Shed		
	Sidewalks		

Appliances Included Basement Heating
Dryer for Tom Melchior's Storage Space Forced Air
Gas Stove
Berger Realty Inc
Refrigerator
3160 Asbury Avenue, Ocean City
Washer
Call: 609-399-0076
Email to: tom@bergerrealty.com
Hottel Public
Gas Public



Appliances Included Basement
Dryer Ask for Tom Melchiorri
Gas Stove Dishwasher
Refrigerator
Washer

Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076

Hot Water Gas Public

