



**711 Ohio Avenue  
Atlantic City, NJ 08401**

**Asking \$249,900.00**



**COMMENTS**

Don't miss out on this 3/4 BD 2 Full Bath rancher which is approx. 1830 sq ft. There is an enclosed front porch which leads into the living room and dining room. There are 3 very nice sized bedrooms and 2 full baths. There is a den/office which could technically be a 4th bedroom, you would have to install a closet though. (14'8 X 12'1). There is also a large family room off of the kitchen. Hardwood floors are in the L/R, D/R and Family room. The bedrooms have carpeting and may have hardwood underneath. The outside features include a 2-car attached garage, entrance is from the interior or located off the alley of the house. You can't put a car in the garage based on the configuration, but this is very convenient for storage. The vacant lot next to the home is also included in the price and the lot frontage reflects this. A potential buyer will be responsible to transfer the Solar Lease which has 10 1/2 years remaining on the lease. The monthly payment is \$56.10. The buyer and seller will be responsible to initiate the Solar Transfer. A CO was recently given but the buyer is responsible for any and all inspections and certifications, the home is being sold in "AS IS" condition. Very easy to show and the seller can close quickly.

**PROPERTY DETAILS**

|                          |                    |                  |                         |
|--------------------------|--------------------|------------------|-------------------------|
| Exterior                 | OutsideFeatures    | ParkingGarage    | OtherRooms              |
| Stone                    | Curbs              | Attached Garage  | Den/TV Room             |
| Vinyl                    | Deck               | Auto Door Opener | Dining Room             |
|                          | Fenced Yard        | Two Car          | Laundry/Utility Room    |
|                          | Porch Enclosed     |                  | Primary BR on 1st floor |
|                          | Sidewalks          |                  | Recreation/Family       |
| InteriorFeatures         | AppliancesIncluded | AlsoIncluded     | Basement                |
| Carbon Monoxide Detector | Dryer              | Blinds           | Crawl Space             |
| Smoke/Fire Alarm         | Gas Stove          |                  |                         |
|                          | Microwave          |                  |                         |
|                          | Refrigerator       |                  |                         |
|                          | Washer             |                  |                         |
| Heating                  | Cooling            | HotWater         | Water                   |
| Baseboard                | Central            | Gas              | Public                  |
| Gas-Natural              |                    |                  |                         |
| Hot Water                |                    |                  |                         |
| Sewer                    |                    |                  |                         |

# Berger Realty

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Public Sewer



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