



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

**Asking \$264,900.00**



#### 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	Two Car	Den/TV Room
Vinyl	Deck	Attached Garage	Dining Room
	Fenced Yard	Auto Door Opener	Laundry/Utility Room
	Porch Enclosed		Recreation/Family
	Sidewalks		Primary BR on 1st floor
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

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Public Sewer



Ask for Matthew Bader  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [mhb@bergerrealty.com](mailto:mhb@bergerrealty.com)  
<http://www.BADERCOLLINS.com>

