

# Berger Realty

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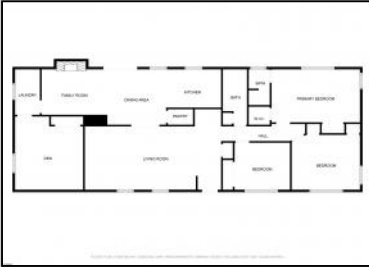


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49 Hope Corson Rd  
Ocean View, NJ 08230

Asking \$464,000.00



## COMMENTS

Charming Starter Home. Don't miss this fantastic opportunity to own a well-maintained starter home. Nestled on a spacious lot, the property welcomes you with a large circular driveway, offering convenient off-street parking for at least three vehicles. Step inside to an expansive living room featuring built in bookshelves, perfect for displaying books, decor, or family photos. Just beyond is a functional galley kitchen with a generous pantry closet, dining area, and sliding glass doors that lead to a screened-in porch, ideal for morning coffee or casual entertaining. Adjacent to the dining area is a versatile space that can serve as a family room, playroom, office, gym, or whatever best suits your lifestyle. The home includes three comfortable bedrooms along a central hallway and a beautifully remodeled hall bathroom. The primary suite offers the convenience of a private bath, with potential for future updates to make it your own. This is a home with both charm and potential, but don't overlook the fully enclosed back yard for children and pets. Large above ground pool with so much more room for games, gardens and outdoor living. Solar panels are on a PPA and owner receives credits for electricity generated. Monthly cost is approximately \$360 a month. REC credits are owned by the seller. These credits can vary depending on solar production. In the past year monthly credits have ranged from \$81 to \$243 a month, which included the pool in summer! Subject to sellers securing suitable housing.

## PROPERTY DETAILS

|                                                                                     |                                                                                            |                         |                                                                                       |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                   | Outside Features<br>Fenced Yard<br>Pool-Above Ground<br>Porch-Screened<br>Shed             | ParkingGarage<br>None   | OtherRooms<br>Den/TV Room<br>Dining Area<br>Laundry/Utility Room<br>Pantry            |
|  | Appliances Included<br>Dishwasher<br>Electric Stove<br>Microwave<br>Refrigerator<br>Washer | Basement<br>Crawl Space |  |
|                                                                                     | Call: 609-399-0076                                                                         |                         |                                                                                       |
|                                                                                     | Email to: djc@bergerrealty.com                                                             |                         |                                                                                       |
|                                                                                     | Website: www.BADERCOLLINS.com                                                              |                         |                                                                                       |

Cooling  
Ceiling Fan(s)  
Central

HotWater  
Electric

Water  
Well

Sewer  
Septic