

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



**27 School  
Absecon, NJ 08201**

**Asking \$311,000.00**



## COMMENTS

This charming Colonial-style home in Absecon offers comfortable living with classic appeal. It features three bedrooms located upstairs and one and a half bathrooms, with the convenient possibility of adding a shower to the half bath. Inside, you'll find beautiful refinished hardwood floors throughout and elegant crown moldings, complemented by a nice staircase. The home boasts practical updates including a new gas tankless water heater for the cast iron radiator heating system and new insulation in the attic for energy efficiency. There are separate formal living and dining rooms, perfect for entertaining. Outside, the property includes a fenced rear yard with a deck, ideal for outdoor relaxation. There's also an older detached two-car garage that could use some TLC. The home benefits from city water and sewer services. Don't miss out on this Absecon Gem!

## PROPERTY DETAILS

Exterior Aluminum	OutsideFeatures Curbs Deck Fenced Yard Paved Road	ParkingGarage Detached Garage Two Car	OtherRooms Dining Room Storage Attic
Basement 6 Ft. or More Head	Heating Gas-Natural Hot Water	Cooling Window Units	HotWater Gas Tankless-gas

Ask for Barbara Varacalli  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: bav@bergerrealty.com

