



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



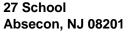












Asking \$311,000.00



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 Two Car Detached Garage | OtherRooms Dining Room Storage Attic |
| Basement | Hot Water Ra ðislo for Michael I Berger Realty Ind | c enue, Ocean City 76 | HotWater Gas Tankless-gas |