

# Berger Realty

Since 1928



Berger Realty, Inc.  
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58 Wallace St  
Elmer, NJ 08318

Asking \$220,000.00



SJSRMLS

## COMMENTS

The seller's loss is your gain! Was under renovation 3 bedroom and 1 bath Ranch style home. Over 1/3 of an acre property that backs up to woods for added privacy. The builder has already done 60% of the work. Home was gutted. All support beams/foundation were rebuilt. Entire home was reframed. All new sheetrock, plumbing, electrical, recessed lighting, LVP flooring, windows, doors, hot water heater and gas line installed. This is a GREAT opportunity for an investor to finish this home and resell it or for a savvy owner occupant to finish and live in. Cash or renovation (203K) loans only.

## PROPERTY DETAILS

|                          |                 |               |                      |
|--------------------------|-----------------|---------------|----------------------|
| Exterior                 | OutsideFeatures | ParkingGarage | OtherRooms           |
| See Remarks              | Needs Work      | None          | Dining Area          |
|                          |                 |               | Eat In Kitchen       |
|                          |                 |               | Laundry/Utility Room |
|                          |                 |               | Storage Attic        |
| InteriorFeatures         | Basement        | Heating       | HotWater             |
| Carbon Monoxide Detector | Crawl Space     | Gas-Natural   | Gas                  |
| Smoke/Fire Alarm         |                 | No Heating    |                      |



Sewer  
Septic  
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