

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



224 Boston  
Egg Harbor City, NJ 08215

Asking \$210,000.00



## COMMENTS

Why rent when you can own your own home! Older home on beautiful street with a very nice back yard. This 3bed. 1 1/2 bath home has its original charm, arched doorways, hardwood floors, large rooms- but needs to be pampered to bring this original home back to life! One bedroom, and full bath on first floor, along with the laundry room, enclosed back porch, dining room, L/R and eat-in kitchen. Upstairs has two more bedrooms and the 1/2 bath. The upstairs bath has plenty of room to make this into a lovely full bath, giving the home 2 full bathrooms. The hot water heater is approx. 2 years old and the furnace is between 2-4 years old. There was an ABOVE GROUND oil tank, which was removed and converted to natural gas approximately 20-25 years ago. There is a sprinkler system in place but is not used. Outside is a beautiful back yard with shed. One of the nicest features the property offers is the amazing, large, open front porch!! Sit and relax, have outside dinners, have your coffee and watch the world pass by! Porch has been recently painted and new railings installed. Give this large home a chance and let yourself feel the warm emotions of making this home your home!! Property is being sold in "AS IS" condition

## PROPERTY DETAILS

Exterior Aluminum	OutsideFeatures Curbs Fenced Yard Paved Road Porch Shed	ParkingGarage None	OtherRooms Dining Room Eat In Kitchen Laundry/Utility Room Primary BR on 1st floor
	Ask for Cassidy Fletcher Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: crf@bergerrealty.com		
	AppliancesIncluded Dryer Washer	Basement 6 Ft. or More Headroom Room Inside Entrance Masonry Floor/Wall Outside Entrance	
Hotwater Gas	Water Public	Sewer Public Sewer	