



**291 Acton Station
Salem, NJ 08079**

Asking \$360,000.00



COMMENTS

Property is under agreement of sale. No Further Showings. Custom built one owner, two story home 3 Bedrooms and 2 baths with 2 fireplaces, one fireplace in the basement that heats the whole home effectively in the winter, and another fireplace in the living room. Large 2.5 car detached garage with high ceilings and huge storage loft plywood floored with high ceilings too as well, a size of 29 feet 6 inches wide by 25 feet 6 inches long above it. (See photos). Ideal for the handyman or someone in the trades! Very quiet and scenic setting, large open & cozy front porch overlooking the peaceful nature nearby. Preserved land behind you and across the street from you, that cannot be built on for nice privacy. Large dining room and eat in kitchen. 2 zone central air, and radiant electric heat & baseboard heat. Washer and dryer moved up to 1st floor from basement for convenience. Small back den area off kitchen is 17 feet 8 inches long by 9 feet 10 inches wide, over looks the back yard and has a ceiling fan with tiled floors.. (Fireplace woodstove insert in living room, freezers in basement, and front porch swing do not stay, all 3 excluded). Included in sale: all kitchen appliances, washer and dryer, basement fireplace insert, garage work benches, custom window awnings, and Generic propane house generator and the propane tank for the generator stays. Sellers disclosure and other paperwork uploaded in Associate Docs for realtors. Home has a working cesspool that has always functioned fine, but new septic estimate and design costs are getting done now by sellers at their cost, for today's required new septic standards, to speed up the approval process for the buyer and to help with overall lower costs and save valuable time, for the buyer. Note: Any actual new septic installation costs are at the expense of the buyers. This is a well built and taken care of unique home, in a great setting.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Paved Road	Two Car	Breakfast Nook
See Remarks	Porch	Detached Garage	Dining Room
		Auto Door Opener	Eat In Kitchen
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Dishwasher	Curtains	6 Ft. or More Head Room
Storage	Dryer		Full
Smoke/Fire Alarm	Electric Stove		Heated
Walk In Closet	Refrigerator		Inside Entrance
	Self Cleaning Oven		Outside Entrance
	Washer		Unfinished

Berger Realty

• Since 1928 •



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



Partially Finished

Heating
Baseboard
Electric
Radiant

Cooling
Central
Multi-Zoned

HotWater
Electric

Water
Well

Sewer
Private



Ask for Yvonne Kuhn
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: ymk@bergerrealty.com

