

# Berger Realty

Since 1928



**Berger Realty, Inc**  
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**327 36th St S**  
**Brigantine, NJ 08203**

**Asking \$520,000.00**



## COMMENTS

Investors Alert - HUD Case# 351-600099 Sold "AS IS" by electronic bid only. Prop available Available for all Bidders. Bids due daily until sold. Availability of home is subject to the Asset Manager accepting a bid from an earlier bid period or removing the home from the market. Eligible Financing Terms: FHA Insured, Eligible for FHA 203K, Repair Escrow \$1.00, Cash or Conv. Single Family Townhome style, Side by Side featuring 2br-2.5 ba, Gas/Central Air, FHA/Conv or Cash located just a Block and Half to the pristine 36th St beach. Centrally located close to Famous Atlantic City Casinos, Shopping, Boutiques and Restaurants. Buyer is responsible to do their own do diligence, Home Inspection, including CO, final water and sewer if any, 1356 SQFT Per City Tax Record and Per FHA Appraiser 1313 SFT. For all Showings call Showingtime - Vacant Easy to Show. Make your Offer today, Won't Last...!!! Note: To all Buyers Agents - Buyers must be accompanied by their Agents at all times and are not allowed to obtain LBX access. Note : Condo Master Deed and Amendment in Associated Docs HUD Home Sold Strictly in As is Condition - No Repair Prior to Closing Notes : Condo Master Deed and Amendment in Associated Docs Flood Insurance ( Celestic Ins Company ) \$1,635 a Year Home Owner Insurance ( Cumberland Mutual ) \$ 3,383 a Year

## PROPERTY DETAILS

Exterior	ParkingGarage	InteriorFeatures	Heating
See Remarks	See Remarks	Master Bath	Forced Air
HotWater	Water	Sewer	
Electric	Public Water	Public Sewer	



Ask for Carol Cavaliere  
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