

Berger Realty

Since 1928



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



1648 Arkansas
Atlantic City, NJ 08401

Asking \$245,000.00



COMMENTS

Move right into this beautifully updated ranch home in Venice Park situated on an oversized lot. You'll love the covered front porch with railings. The Interior features freshly painted walls and new Vinyl plank flooring throughout. Updated kitchen with white cabinets and appliances, tile backsplash and center island. There are 3 spacious bedrooms and an updated tile bath with custom tile shower. There's also a large utility/laundry room. Off the back of the home is a nice deck overlooking the fenced in yard perfect for pets or children. With the oversized yard there is plenty of room to add an addition, garage or shed. Also perfect for investors who are looking for rentals. A potential Buyer may be eligible for the following grants: 1. State of NJ program for \$17K -<https://www.nj.gov/dca/hmfa/roadhome> 2. Atlantic County Improvement Authority will give 10% down and up to 5K for closing costs 3. Program for AC Police where they can combine the County Program with this for 20% down. <https://www.acianj.org/pdf/homebuyingincentivespoliceofficers.pdf> 4. AC Housing Authority - offering up to 20K

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Aluminum	Curbs	None	Laundry/Utility Room
	Deck		Storage Attic
	Fenced Yard		
	Patio		
	Paved Road		
	Post		
	Sidewalks		
	Ask for Phillip Bellucci		
	Berger Realty Inc		
	1330 Bay Avenue, Ocean City		
	Call: 609-391-1330		
	Email to: pjb@bergerrealty.com		
	Basement	Heating	
	Crawl Space	Baseboard	
		Hot Water	



HotWater
Electric

Water
Public

Sewer
Public Sewer