

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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1648 Arkansas  
Atlantic City, NJ 08401

Asking \$240,000.00



## 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 new Vinyl plank flooring throughout, Updated kitchen with white cabinets and appliances, tile backsplash. 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                     |               |                      |
|          | Asks for Tara Crusser-Moss     |               |                      |
|          | Berger Realty Inc              |               |                      |
|          | 3160 Asbury Avenue, Ocean City |               |                      |
|          | Call: 609-399-0076             |               |                      |
|          | Email to: tcm@bergerrealty.com |               |                      |
|          | Basement                       | Heating       |                      |
|          | Crawl Space                    | Baseboard     |                      |
|          |                                | Hot Water     |                      |



HotWater  
Electric

Water  
Public

Sewer  
Public Sewer