



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



Asking \$389,900.00

info@bergerrealty.com

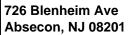














## **COMMENTS**

\*\*\*Absecon Estates 3-bedroom 1.5 bathroom on a corner lot\*\*\*Great location\*\*\*Large Living, Kitchen and family room\*\*\*Screened in porch\*\*\*One car attached garage\*\*\*November of 2022 the seller did a remodel to include: Mannington Adura Rigid luxury vinyl planking throughout all living space\*\*\* The entire home (ceilings, walls, doors and trim) painted with Benjamin Moore paint\*\*\* All new doors, hardware and trim\*\*\*New electrical outlets, switches and 33 LED flush mounted lighting on dimming switches\*\*\*Plumbing upgrades include new waste line & hot and cold water lines\*\*\* Fans installed in living and master bedroom\*\*\* New Navian tankless water heater\*\*\* New toilets\*\*\* 3 frost free hose bibs\*\*\* insulated garage door\*\*\* 2024 new Anderson sliding patio door and a boat port was created next to the house with gravel rock\*\*\*\*The home is in move-in condition\*\*\*\*Easy to show\*\*\*\*Pride of ownership shines throughout this home\*\*\*

## PROPERTY DETAILS

Exterior OutsideFeatures Porch Screened Vinyl

ParkingGarage Attached Garage Auto Door Opener One Car

OtherRooms Dining Room Great Room Laundry/Utility Room Primary BR on 1st floor Recreation/Family



AppliancesIncluded **Basement** Dishwasher Crawl Space Drylesk for Carol Cawley EleBerger Realty Inc Refrigerator Wald Bay Avenue, Ocean City Washer Call: 609-391-1330

Hotomaeil to: clc@bergerrealty.com Public Gas

Tankless-gas

Heating Baseboard Gas-Natural Hot Water

