



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



Asking \$389,900.00

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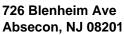














COMMENTS

Absecon Estates 3-bedroom 1.5 bathroom on a corner lotGreat 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 ParkingGarage Porch Screened Attached Garage Vinyl Auto Door Opener One Car

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



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

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Tankless-gas

Heating Baseboard Gas-Natural Hot Water

