



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com





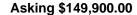














COMMENTS

Older Style Cottage, original part was built in 1850. Two bedrooms 1 bath, eat in kitchen with pantry, good size living room. Walk up attic stairs, lots of storage space/closets. August of 2024 the owner spent \$34,641.00 in repairs, see information in docs. Septic was replaced in February 2013, see plot plan and approvals in docs. Most items in the home and property stay. Includes a one car garage with a large workshop, there a second building that needs work all on a 1.27 acre lot. Please have your clients review the Sellers Disclosure and Lead Base Paint Report in docs. The property is being sold as is. Buyers are responsible for the C/O and any certifications frequired by the township. The real estate taxes shown is a doscounted amount for qualifying senoirs. The actual taxes will be more once purchased. ALL OFFERS-CONTRACTS are subject to approval by Medicaid, usually takes 24 to 48 hours.

PROPERTY DETAILS

Exterior OutsideFeatures
Aluminum Needs Work
Vinyl Paved Road
Shed

ParkingGarage Detached Garage Three or More Cars OtherRooms
Dining Area
Eat In Kitchen
Laundry/Utility Room
Pantry
Primary BR on 1st floor
Storage Attic



AppliancesIncluded Basement
Dis Asksfort Patricia Moss/I Space
Dreferger Realty IncOutside Entrance
Electric Stave Unfinished
Refrigerator
Wastell: 609-399-0076

Email to: tcm@bergerrealty.com

Water Sewer Well Septic Heating Forced Air Gas-Natural

