

# Berger Realty

Since 1928



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**19 Fairton Cedarville  
Fairton, NJ 08302**

**Asking \$149,900.00**



## 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 required by the township. The real estate taxes shown is a doscounted amount for qualifying seniors. 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	ParkingGarage	OtherRooms
Aluminum	Needs Work	Detached Garage	Dining Area
Vinyl	Paved Road	Three or More Cars	Eat In Kitchen
	Shed		Laundry/Utility Room
			Pantry
			Primary BR on 1st floor
			Storage Attic
AppliancesIncluded	Basement	Heating	
Disposal	Crawl Space	Forced Air	
Dryer	Outside Entrance	Gas-Natural	
Electric Stove	Unfinished		
Refrigerator			
Washer			
Water	Sewer		
Well	Septic		



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