



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



ocl7@BergerRealty.com



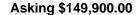








## 19 Fairton Cedarville Fairton, NJ 08302





## **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
DisAskstor Troy Eggierawl Space
DryBerger Realty IncOutside Entrance
Electric DryBeardwalk, Ocean City
Refrigerator
Washel: 609-391-0500

Email to: tde@bergerrealty.com

Water Sewer Well Septic



Heating

Forced Air