



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



info@bergerrealty.com

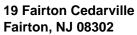


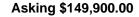














COMMENTS

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 Askstour Thomas HourenSpace
Dreferger Realty IncOutside Entrance
Electric Office Avenue, Ocean City
Washell: 609-391-1330

Email to: tph@bergerrealty.com
Water Sewer
Well Septic

m Parking Control

Heating Forced Air Gas-Natural