



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



975 12th, Hammonton, NJ, 08037

Price \$249,900.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 7             |
| Bedrooms     | 3             |
| Baths Full   | 2             |
| Baths Half   | 0             |
| Year Built   | 1976          |
| Type         | Single Family |
| Block Number | 301           |
| Listing #    | 592131        |
| Taxes        | 6349.00       |

#### COMMENTS

**Investors Paradise! This sprawling 2800 sq ft. ranch features 3 bedrooms with a possible 4th bedroom, 2 bathrooms, full basement, 2 car attached garage, and an in-ground pool. This home presents a fantastic RENOVATION OPPORTUNITY since the ROOF is NEW and septic inspection on file. The full basement offers ample storage and also leads to an exterior portion of the backyard...**

#### PROPERTY FEATURES

|   |   |   |   |
|---|---|---|---|
| Exterior<br>Stone                                       | OutsideFeatures<br>Deck<br>Needs Work<br>Paved Road<br>Pool-In Ground                 | ParkingGarage<br>Attached Garage<br>Two Car       | OtherRooms<br>Dining Area<br>Eat In Kitchen<br>Great Room<br>Loft<br>Primary BR on 1st floor<br>Storage Attic |
| InteriorFeatures<br>Cathedral Ceiling<br>Walk In Closet | Basement<br>6 Ft. or More Head<br>Room<br>Full<br>Inside Entrance<br>Outside Entrance | Heating<br>Forced Air<br>Oil<br>Tank Above Ground | Cooling<br>Ceiling Fan(s)<br>Central  |
| Water<br>Well   | Sewer<br>Septic   |   |   |

#### CONTACT



Ask for Ken Sedberry  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-442-3850  
Email to: kas@bergerrealty.com

Scan to see Property page.



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