



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

#### CONTACT



Ask for Tom Melchionni  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-602-8208  
Email to: tom@bergerrealty.com

Scan to see Property page.



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