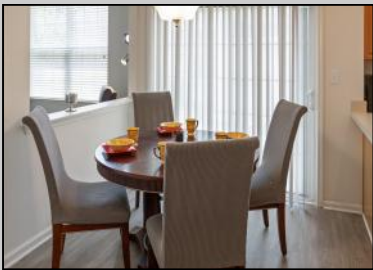


**34 Ables Run  
Absecon, NJ 08201**

**Asking \$309,900.00**



**COMMENTS**

Welcome to 34 Ables Run in Bel Air Lakes, a serene over-55 community with a backyard water view. This three-bedroom, two-and-a-half-bath home offers everything you need for a peaceful retreat near the Jersey Shore, with easy access to Atlantic City, Brigantine, and other seaside destinations. The one-car garage provides ample space for your vehicle or beach gear. Recent updates include a new water heater and furnace. Upon entering 34 Ables Run, you are greeted by a spacious formal dining room and living room. The first floor also features a master bedroom with a full bath, an eat-in kitchen, a laundry closet, a half bath, an office or additional sitting room, and a kitchen with extra dining space that opens onto the patio. Upstairs, you'll find two more bedrooms, a full bath, and a storage closet. Monthly dues are \$280.

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Patio Sidewalks	ParkingGarage Garage 1 Car Concrete Driveway	OtherRooms Living Room Dining Room Kitchen Eat-In-Kitchen Laundry/Utility Room Library/Study 1st Floor Primary Bedroom
InteriorFeatures Wood Flooring Smoke/Fire Alarm Walk in Closet Wall to Wall Carpet Laminate Flooring	AppliancesIncluded Range Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Smoke/Fire Detector Stove Electric	AlsoIncluded Partial Furniture	Basement Slab
Heating Gas Natural Forced Air	Cooling Central Air Condition	HotWater Electric	Water City

# Berger Realty

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

✉ [oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



Sewer  
City



Ask for John Andrews  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [ja@bergerrealty.com](mailto:ja@bergerrealty.com)

