



105 Birch  
 Absecon, NJ 08201

Asking \$418,500.00



### COMMENTS

**\*\*AS OF 8-22 "BUYER DID NOT QUALIFY" so BACK ON THE MARKET!! OPPORTUNITY IS KNOCKING for SOMEONE @ \$418,500!!\*\* WOW WHAT A HOME!! 6 BEDROOM 2 1/2 BATH 2 STORY/CAPE with OVER 3400 SQ FT of Living Space TUCKED AWAY at the END OF THE CUL-DE-SAC in HIGHLY SOUGHT AFTER ABSECON SHORES!! CUSTOM FEATURES INCLUDE: Huge Tiled Entry Foyer, Step up Formal Living Room, Large Oversized Dining Room, REMODELED Eat in Kitchen with TILED flooring & back splash, Beautiful QUARTZ Counter Tops and STAINLESS-STEEL Appliances, FAMILY ROOM with Beamed Ceiling and Wood Burning FIREPLACE leading to your PRIVATE GIGANTIC COVERED REAR PORCH with VAULTED CEILINGS and SKYLIGHTS!! 1st FLOOR PRIMARY MASTER SUITE with SITTING ROOM, Walk in Closet, private bath with JACUZZI TUB & STAND-UP SHOWER! 3 Additional 1st floor bedrooms and a full bath. The Second-Floor ads 2 additional Private Bedrooms and a Full Bath. WHOLE HOUSE GENERATOR, fenced yard, PAVED DRIVEWAY, 2 Zoned GAS Heat & Central Air. 2 Car Attached Garage! SO MUCH TO OFFER FOR THAT GROWING FAMILY!**

### PROPERTY DETAILS

Exterior Wood	OutsideFeatures Curbs Fenced Yard Paved Road Porch Patio	ParkingGarage Attached Garage Auto Door Opener Two Car	OtherRooms Dining Room Eat In Kitchen Primary BR on 1st floor Recreation/Family Storage Attic
------------------	---	---	--



Ask for Leon Grisbaum  
 Berger Realty Inc  
 3160 Asbury Avenue Ocean City  
 NJ 08226  
 Call: 609-399-0076  
 Email to:  
 Refrigerator



Cooling Central Multi-Zoned	HotWater Gas	Water Public	Sewer Public Sewer
-----------------------------------	-----------------	-----------------	-----------------------