



105 Birch  
 Absecon, NJ 08201

Asking \$418,500.00



**COMMENTS**

\*\*\*OPPORTUNITY IS KNOCKING!!-NOW \$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 QUATRZ 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, PAVER DRIVEWAY, 2 Zoned GAS Heat & Central Air. 2 Car Attached Garage! SO MUCH TO OFFER FOR THAT GROWING FAMILY!

**PROPERTY DETAILS**

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



Ask for Thomas Byrne  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email: tfb@bergerrealty.com



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