



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 Tom Melchionni  
 Berger Realty Inc.  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email: tom@bergerrealty.com



Central	HotWater	Water	Sewer
Multi-Zoned	Gas	Public	Public Sewer