



**1 Mechanic  
 Absecon, NJ 08201**

**Asking \$235,000.00**



**COMMENTS**

Absecon Gardens high rise condos. Secured front entrance leads to the common lobby area. Elevator access to all floors. Unit 407 located on corner top floor. Private balcony gives you views of Absecon. No units above you for any disturbance. Unit gives you one of the largest floor plans with 1256 sq ft. Stately 9 ft ceilings. Flooring consists of Plank flooring in common areas, with premium soft carpeting in Master bedroom installed in 2023. 2nd bedroom also carpeted. Ceramic tile flooring in baths. Baths with granite countertop vanities Kitchen features 42" Maple cabinets which feature 2 lazy Susans & granite countertops, stainless steel appliances. Plenty of kitchen counter space. Stackable washer and dryer conventionally located in bathroom. Plenty of closet space. Refrigerator being sold as is. Unit has been recently painted with neutral color. Natural light fills the entire unit. Handicap features interior and exterior. Access to fitness center, conference room, community room, Yoga work out room and more on lower level. Unit comes with secure storage room on Lower level. Location provides min. to public transportation, shopping, & churches. Atlantic City and Brigantine beach only 15 minutes away. Casinos 15 minutes.

**PROPERTY DETAILS**

Exterior Brick Vinyl	ParkingGarage None	InteriorFeatures Handicap Features Pets Allowed	Heating Gas-Natural
Cooling Central	HotWater Tankless-gas	Water Public Water	Sewer Public Sewer

