



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



Asking \$309,900.00

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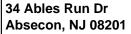














COMMENTS

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	OutsideFeatures	ParkingGarage	OtherRooms

Patio Attached Garage Paved Road Auto Door Opener Sidewalks One Car

Breakfast Nook Den/TV Room Dining Room Laundry/Utility Room Primary BR on 1st floor

AppliancesIncluded

Vinyl



AlsoIncluded **Basement** Partially Furnished Slab

Ask for John Andrews Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Hotmaeil to: ja@bergreafealty.com Electric Public

Heating Forced Air Gas-Natural

