



**34 Ables Run
 Absecon, NJ 08201**

Asking \$309,900.00



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 Vinyl	OutsideFeatures Patio Paved Road Sidewalks	ParkingGarage Attached Garage Auto Door Opener One Car	OtherRooms Breakfast Nook Den/TV Room Dining Room Laundry/Utility Room Primary BR on 1st floor
AppliancesIncluded Dishwasher Disposal Dryer Electric Stove Microwave Refrigerator	AlsoIncluded Partially Furnished	Basement Slab	Heating Forced Air Gas-Natural
Cooling Central	HotWater Electric	Water Public	

