



**48 Shady  
Absecon, NJ 08201**

**Asking \$269,000.00**



**COMMENTS**

Great opportunity to own a 2 bed 2 bath house in a much sought after area in Absecon. Great area near the bay, minutes from beaches, expressway and parkway, Atlantic City, restaurants etc. When you walk in the house there is a great sun room with tons of natural light. As you proceed there is another large living area. The first bed room is off the living area and has a bathroom with stand up shower and large closet. The other bedroom is on the other side of the house and also a nice size room! There is a Bathroom in the hall with a tub. The kitchen has brand new flooring, new cabinets and a large pantry closet. This house has a very large attic for possible expansion. This house sits on a BIG LOT and has A LOT of potential. The back yard has a great deck to sit on off the kitchen. There is a large crawl space with access in the back of the house that can be used as a workshop area or storage. Brand new fire extinguisher, smoke and co2 detectors. Great opportunity for first time homebuyers grant with possibilities up to \$17k!

**PROPERTY DETAILS**

|                   |                         |                       |  |
|-------------------|-------------------------|-----------------------|--|
| Exterior<br>Vinyl | OutsideFeatures<br>Deck | ParkingGarage<br>None | OtherRooms<br>Den/TV Room<br>Eat In Kitchen<br>Laundry/Utility Room<br>Pantry<br>Storage Attic |
|-------------------|-------------------------|-----------------------|--|



AppliancesIncluded  
Dryer for Jeff Haas  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: jsh@bergerrealty.com

Basement  
6 Ft. or More Head  
Room  
Crawl Space

Heating  
Gas-Natural  
Water  
Public

