

**48 Bolton  
Absecon, NJ 08201**

**Asking \$450,000.00**



**COMMENTS**

Immerse yourself in comfortable living in this Absecon split-level home. Featuring 4 bedrooms, 2.5 baths, and a finished basement, this home provides ample space for relaxation and entertainment. The inviting living room with a wood burning fireplace creates a cozy atmosphere, while the massive heated sunroom offers a bright and airy haven. This sunroom is a MUST-SEE! Prepare meals in the equipped kitchen with stainless steel appliances while enjoying them in the adjoining dining area. Unwind in the primary bedroom on the lower level with its own private entrance ideal for guests or extended family. The original hardwoods throughout add warmth and character. Take a refreshing dip in the beautiful in-ground pool, perfect for summer days and relax by the fire pit while taking in the full view of the backyard. The finished basement offers so much room for an extra living space while sustainable living is a breeze with solar panels! Furniture, pool table, outside furniture, and basketball game can be negotiated upon. Jacuzzi is not included in the sale. Owner has done many upgrades including a new sprinkler system since purchasing, so make your appointment today to see for yourself!

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Curbs Fenced Yard Patio Paved Road Pool-In Ground Porch Enclosed Porch Screened Shed Sidewalks Sprinkler System	ParkingGarage None	OtherRooms Dining Room Florida Room Laundry/Utility Room
InteriorFeatures Carbon Monoxide Detector Kitchen Center Island Smoke/Fire Alarm Storage Walk In Closet	AppliancesIncluded Dishwasher Dryer Electric Stove Microwave Refrigerator Washer	AlsoIncluded Fireplace Equipment Partially Furnished See Remarks	Basement 6 Ft. or More Head Room Finished Full Inside Entrance
Heating	Cooling	HotWater	Water

# Berger Realty

• Since 1928 •



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Baseboard  
Electric

Wall Units  
Window Units

Electric

Public

Sewer  
Public Sewer



Ask for Karen J. Manley  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [kjm@bergerrealty.com](mailto:kjm@bergerrealty.com)

