

**201 Arbor
Linwood, NJ 08221**

Asking \$649,000.00



COMMENTS

This rare opportunity allows you to make an executive home truly your own or live in it as is and update at your leisure. This spacious four-bedroom side to side split has , 2 1/2 bath and boasts a generous amount of square footage and is situated on an enormous lot within a double cul-de-sac in one of Linwood's most desirable locations. The inviting brick and wood exterior is complemented by a long driveway that easily accommodates six cars and an elegant brick-lined walkway leading to the covered front porch and double front doors. Inside, the tile entryway opens to the living room, which features a brick wall with a wood-burning fireplace, a wall of windows, and sliders that open to the rear yard. This space flows into the formal dining room, which also offers sliders to the rear porch overlooking the massive yard. The kitchen is expansive, with vaulted ceilings, a large center island, an eat-in area, and a buffet area, providing ample cabinet and countertop space. The kitchen also includes a laundry area, pantry, and access door to the rear porch. On the ground level, you'll find a dedicated office/playroom, a half bath, and a spacious family room with another brick wall with a wood-burning fireplace, a wet bar, and access to the unfinished basement, two-car garage, and sliders leading to a generously sized three-season room with direct access to the stunning backyard. the island of landscaping divides the yard - its truly enormous! All four large bedrooms are located on the second floor, accessed with a wide staircase, featuring wood floors under the carpets and ample closet space. The master bedroom suite is generously sized, with an en suite bathroom and a spacious walk-in closet, while the large hall bath offers dual sinks for added convenience. also there is a well for the sprinklers and future pool! This home has has been lovingly maintained and well cared for.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Masonry/Block	Curbs	Attached Garage	Breakfast Nook
Wood	Patio	Auto Door Opener	Den/TV Room
	Paved Road	Two Car	Dining Room
	Porch		Eat In Kitchen
	Porch Enclosed		Florida Room
	Sprinkler System		Library/Study
			Pantry
			Recreation/Family
			Storage Attic
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceiling	Dishwasher	Blinds	6 Ft. or More Head

Berger Realty

• Since 1928 •



Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040



✉ info@bergerrealty.com

Kitchen Center Island
Security System
Skylight(s)
Storage
Walk In Closet

Dryer
Gas Stove
Refrigerator
Washer

Curtains

Room
Inside Entrance
Masonry Floor/Wall
Outside Entrance
Partial
Unfinished

Heating
Forced Air
Gas-Natural

Cooling
Ceiling Fan(s)
Central
Gas

HotWater
Gas

Water
Public

Sewer
Public Sewer



Ask for Bob Wilkins
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: bw@bergerrealty.com

