

**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.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076

[info@bergerrealty.com](mailto: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

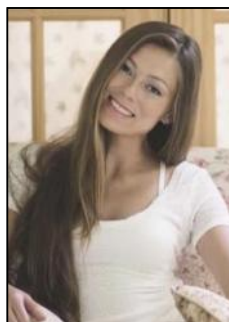
Heating  
Forced Air  
Gas-Natural

Cooling  
Ceiling Fan(s)  
Central  
Gas

HotWater  
Gas

Water  
Public

Sewer  
Public Sewer



Ask for Margarita Kobilianets  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [mak@bergerrealty.com](mailto:mak@bergerrealty.com)

