

# Berger Realty

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257 Arbutus Ave  
Absecon Highlands, NJ 08205

Asking \$415,900.00



## COMMENTS

Charming Cape Cod home located in a desirable neighborhood! This beautifully renovated property features 3 roomy bedrooms and 3 modern bathrooms, perfect for families or anyone needing extra space. The home includes a bright living room, a lovely dining area for entertaining, and an eat-in kitchen with a convenient peninsula for extra seating. You'll also find a cozy family room for relaxing with loved ones. Situated on a large ½-acre treed lot, this home offers plenty of outdoor space for gardening, playing, or just enjoying the fresh air. Recent upgrades include all-new windows to let in natural light, two efficient HVAC systems, new siding, a brand-new roof, and modern appliances for your convenience. The electrical system has also been updated for safety and efficiency. A tankless water heater adds to the home's energy savings. Additional features include public sewer services, ample parking, and a location close to local shops, schools, and parks. This property is a wonderful mix of comfort and style. Don't miss your chance to make it your own!

## PROPERTY DETAILS

|             |               |                |             |
|-------------|---------------|----------------|-------------|
| Exterior    | ParkingGarage | OtherRooms     | Basement    |
| See Remarks | See Remarks   | Eat In Kitchen | Crawl Space |
| Heating     | Cooling       | HotWater       | Water       |
| Gas-Natural | Central       | Gas            | Public      |
| Multi-Zoned |               |                |             |



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