

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



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			



Ask for Sean McGinnis  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: smc@bergerrealty.com

