

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**31 Shady  
Absecon, NJ 08201**

**Asking \$400,000.00**



## COMMENTS

Welcome to your new Stunningly renovated oasis on 31 Shady Ln! This 4 bed 2 Bath home with a large bedroom on the 1st floor boasts modern finishes and upgrades throughout, making it perfect for today's lifestyle. The HUGE detached garage is a MUST SEE located on just over a half an acre of property. Conveniently located just a few miles from Smithville Village, you'll have easy access to a variety of shops and restaurants, in addition to Wawa and ShopRite being very close by. This home is Walking Distance to Absecon train Station and Pitney Park. Just a few minutes away from Garden State Parkway and AC Expressway entrance. 20 minutes to multiple beaches and boardwalks. 1 hour to Philly. Enjoy the best of both worlds—peaceful living with vibrant community amenities nearby! Don't miss your chance to make this exceptional property your own!

## PROPERTY DETAILS

|                 |                 |                      |                    |
|-----------------|-----------------|----------------------|--------------------|
| OutsideFeatures | ParkingGarage   | OtherRooms           | AppliancesIncluded |
| Deck            | Detached Garage | Eat In Kitchen       | Dryer              |
| Porch           |                 | Laundry/Utility Room | Refrigerator       |
|                 |                 | Storage Attic        | Washer             |
| Basement        | Heating         | Water                | Sewer              |
| Crawl Space     | Electric        | Public               | Public Sewer       |



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