

# Berger Realty

Since 1928



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

info@bergerrealty.com



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



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

