

# Berger Realty

Since 1928



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



**42 Ables Run  
Absecon, NJ 08201**

**Asking \$319,000.00**



## COMMENTS

Don't miss out on this beautifully maintained 55+ townhome in the quiet community of Bel Aire Lakes. You are sure to be impressed by the soaring cathedral ceilings in the entry foyer and formal dining room and tray ceilings in the large, sunny living room. The master suite is on the main floor with it's ensuite bathroom and walk-in closet and additionally there's a totally renovated country kitchen with updated stainless appliances and a breakfast room with slider to the patio, a den/office and utility room. On the second floor is a totally separate living space for guests or adult family members that offers a large bedroom, loft/sitting area, full bath, and walk-in attic for storage. There's also an attached one car garage. The home backs up to the woods for total privacy.

## PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Vinyl	Attached Garage	Breakfast Nook	Cathedral Ceiling
	One Car	Den/TV Room	Smoke/Fire Alarm
		Dining Room	Storage
		Laundry/Utility Room	Walk In Closet
		Loft	
		Primary BR on 1st floor	
		Recreation/Family	
		Storage Attic	



Ask for Barbara Vancelli  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: bav@bergerrealty.com

Cooling  
Central



Water  
Public

Sewer  
Public Sewer