



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

Ask for J.K. Heppner at  
 Berger Realty Inc.  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: jkh@bergerrealty.com



Water  
Public

Sewer  
Public Sewer

Cooling  
Central

