

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

[oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



34 ables run  
Absecon, NJ 08201

Asking \$309,999.00



## COMMENTS

This lovely 2020 square-foot home was built by Beazer in 2007. It is a well-sought after Kingsley model located in the quiet village of BelAire Lakes, a 55+ community. No young folks, sorry. It is situated on a premium lot which faces the water, a fountain and nature which provides maximum outdoor privacy. The front of the house allows an abundance of natural light throughout being that it is an end unit. Typically, this model only features two bedrooms, but this home has THREE. In the past few months, the home has been almost completely renovated. Some of the upgrades include: new, upgraded carpeting throughout, all Whirlpool stainless steel appliances, granite kitchen countertops with a tile backsplash, quartz bathroom countertops, new lighting, faucets, all 3 bathrooms have been freshly painted and the 1/2 bathroom has been totally renovated. In addition to all the renovations, the furnace was replaced in 2024, hot water heater in 2021 and the washer in 2020. It is conveniently located near the Atlantic city airport, shopping, vibrant casino nightlife and easy access to the Garden State Parkway and Atlantic City Expressway. The community includes a clubhouse with a gym, gathering space with kitchen and game rooms. This home has been meticulously maintained, easy to show and move-in ready. Come see for yourself! appliances are included wash dryer ref.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	AlsoIncluded
Patio	One Car	Breakfast Nook	Drapes
Paved Road		Den/TV Room	Partially Furnished
		Laundry/Utility Room	



Ask for Laryn Crisci  
Berger Realty Inc.  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [lrc@bergerrealty.com](mailto:lrc@bergerrealty.com)

