

# Berger Realty

Since 1920



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9 Lee Ave  
Absecon, NJ 08201

Asking \$374,900.00



## COMMENTS

HIGHEST AND BEST OFFERS to be submitted by Sunday, 4/27 at 6:00 PM. This beautifully maintained 3-bedroom ( plus a bonus room), 2-bath split-level home offers comfort, space, and convenience just minutes from Ventnor, Margate, Atlantic City beaches, and AC Airport. The main level features a bright living room, a spacious dining area, and a large kitchen with a tiled backsplash, and new flooring. Enjoy year-round relaxation in the sunny Florida room overlooking a nicely sized backyard – perfect for entertaining or unwinding. Upstairs, you'll find three bedrooms and a full bath, while the lower level offers a bonus room, another full bath, and flexible living space – ideal for guests or a home office. New carpets in select rooms add warmth throughout. The home also includes a full basement with a washer, dryer, and utilities including a furnace, AC, and water heater – all approx. 5 years old. Additional perks include a new roof and an oversized garage. Situated in a convenient location near shopping, dining, and schools, this home combines suburban charm with easy access to everything you need.

## PROPERTY DETAILS

|                                                                                         |                                                                                                           |                                               |                                                                                                                                     |
|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Asbestos                                                                    | OutsideFeatures<br>Fenced Yard                                                                            | ParkingGarage<br>Attached Garage<br>Two Car   | OtherRooms<br>Den/TV Room<br>Dining Area<br>Eat In Kitchen<br>Florida Room<br>Laundry/Utility Room<br>Recreation/Family<br>Workshop |
| InteriorFeatures<br>Bar<br>Carbon Monoxide<br>Detector<br>Smoke/Fire Alarm<br>Whirlpool | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer | Basement<br>Full<br>Heated<br>Inside Entrance |                                                                                                                                     |
| Cooling<br>Central                                                                      | HotWater<br>Gas                                                                                           | Water<br>Public                               | Sewer<br>Public Sewer                                                                                                               |

