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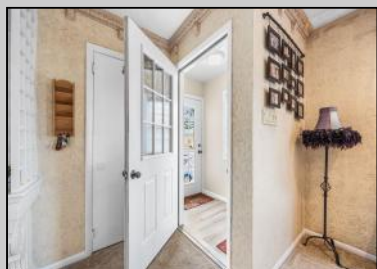
Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
609-391-0500



✉ oc17@BergerRealty.com

**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 Asbestos	OutsideFeatures Fenced Yard	ParkingGarage Attached Garage Two Car	OtherRooms Den/TV Room Dining Area Eat In Kitchen Florida Room Laundry/Utility Room Recreation/Family Workshop
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Ask for Laryn Crisci

Berger Realty Inc

Appliances Included
1670 Boardwalk, Ocean City

Dishwasher
Call: 609-391-0500

Disposal
Email to: lrc@bergerrealty.com

Gas Stove

Microwave

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Central

HotWater
Gas

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Public

Sewer
Public Sewer