

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



40 Ables Run, Absecon, NJ, 08201

Price \$315,000.00



### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 7             |
| Bedrooms     | 2             |
| Baths Full   | 2             |
| Baths Half   | 1             |
| Year Built   | 2007          |
| Type         | Single Family |
| Block Number | 258           |
| Listing #    | 592274        |
| Taxes        | 5588.00       |

### COMMENTS

Once you step into the foyer of this immaculate 55+ townhome, you will know you are home! This amazing home is finished and decorated to perfection and ready for you to move in. With all your main rooms on the first floor, access to everything you would need is so convenient. There's a large formal LR, spacious DR with soaring ceilings, and a den/office off of the kitch...

### PROPERTY FEATURES

|   |   |   |   |
|---|---|---|---|
| Exterior<br>Stone<br>Vinyl  | ParkingGarage<br>Attached Garage<br>One Car | OtherRooms<br>Breakfast Nook<br>Den/TV Room<br>Dining Room<br>Eat In Kitchen<br>Laundry/Utility Room<br>Pantry<br>Storage Attic | InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Cathedral Ceiling<br>Smoke/Fire Alarm<br>Storage<br>Walk In Closet |
| AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | Basement<br>Slab                            | Heating<br>Forced Air<br>Gas-Natural  | Cooling<br>Central<br>Multi-Zoned   |
| HotWater<br>Gas   | Water<br>Public                             | Sewer<br>Public Sewer   |   |

### CONTACT



Ask for Lori McCloskey  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-214-3078  
Email to: lam@bergerrealty.com

Scan to party page.

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