



**117 Rutledge  
Del Haven, NJ 08251**

**Asking \$529,000.00**



#### COMMENTS

Enjoy coastal living at this shore retreat! This spacious 3-story home set on a private end lot, next to a nature preserve, with BAY VIEWS!! Just a short walk to peaceful Del Haven Beach, this property offers the perfect mix of privacy and convenience. With multiple balconies and a three-season room it is the perfect blend of comfort and costal charm. The first floor has a family room with a full bath, access to garage, plus a bonus unfinished room with potential for a 4th bedroom. The second floor has a master suite with walk in closet and full bath for convenience, along with the living room with a gas fireplace. Open concept living with a bright eat-in kitchen with island, hardwood floor, stove and new dishwasher. Enjoy outdoor living on the rear deck or three season room. Laundry with full size washer and dryer is conveniently located on this level. The third floor has 2 bedrooms with ceiling fans and a full bath featuring a skylight. One bedroom includes VP flooring and private balcony, the other carpeted. Trek decking with vinyl railing on balconies and porch. Central air plus new 2 zone mini splits on 3rd story. New garage door with opener. This home is perfect for those seeking a peaceful retreat with easy access to the bay, beautiful sunsets and the natural beauty of Del Haven.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Aluminum	Deck	Garage	Living Room
Block	Porch	1 Car	Kitchen
Shingle	Screened Porch	Attached	Recreation/Family
Stucco	Cable TV	Auto Door Opener	Eat-In-Kitchen
Vinyl		Gravel Driveway	Laundry Closet
Wood			
Masonry Block			
InteriorFeatures	AppliancesIncluded	Basement	Heating
Fireplace- Gas	Range	Crawl Space	Gas Natural
Wood Flooring	Washer		Forced Air
Skylight	Dryer		
Storage	Dishwasher		
Walk in Closet	Smoke/Fire Detector		
Wall to Wall Carpet	Stove Electric		
Laminate Flooring			
Vinyl Flooring			
Kitchen Island			

# Berger Realty

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