



**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      |                     |                  |                   |

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