

# Berger Realty

Since 1920



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

✉ [oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



**40 Ables Run  
Absecon, NJ 08201**

**Asking \$315,000.00**



## 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 kitchen and breakfast room. Beautiful oak hardwood floors grace much of the first floor. The entire home has been updated including the kitchen with solid surface counters and stainless appliances. There's an informal The large master bedroom is on the first floor with a huge walk in closet and en-suite bath that has a new walk-in shower for ease of use. But what makes this home even more special is the second floor separate living area with its own, bedroom, bath and living area. Also offered is the walk-in attic and attached 1 car garage. Backs up to woods for privacy. Don't miss out, this one won't last long. Professional photos coming soon. Sale is contingent upon the seller finding suitable housing. So buyer needs to be flexible to some degree.

## PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Stone	Attached Garage	Breakfast Nook	Carbon Monoxide
Vinyl	One Car	Den/TV Room	Detector
		Dining Room	Cathedral Ceiling
		Eat In Kitchen	Smoke/Fire Alarm
		Laundry/Utility Room	Storage
		Pantry	Walk In Closet



Ask for Christopher Mazurkowski  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [cma@bergerrealty.com](mailto:cma@bergerrealty.com)



HotWater  
Gas

Water  
Public

Sewer  
Public Sewer