



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