



**68 Delray
Absecon, NJ 08201**

Asking \$309,900.00



COMMENTS

Welcome Home to the Gatherings at Bel Aire lakes. Absecons premier 55+ Active Adult Community. This spacious end unit features a 2 story entry way, 2 bedrooms 2 1/2 bths. This sought after Kingsley model boasts a living room with tray ceilings, dining room with cathedral ceiling, eat in kitchen with stainless still appliances, abundant counter space with Corian counters, ample 42" wood cabinets ,and newer stainless steel appliances. Sliders lead you to the beautiful patio with retractable awning where you can enjoy your morning coffee . Adjacent to the kitchen is the great room or home office . The Owners suite which is located on the first fl includes a Main bath with double sinks and walk in shower and closet. large laundry room with washer,gas dryer and utility sink. Ascend to the 2nd floor where you will find a 2nd bedroom , full bath with tub and shower, a loft overlooking the downstairs, perfect for a home office, sitting area ,extended family or live in assistance . There is a convenient walk in storage attic ,and 2yr old HVAC system with gas heat. Features include Gleaming hardwood floors ,New carpet, and tiled bathroom floors. 1st floor features 9 ft ceilings . Insulated windows let the natural sunlight shine throughout this beautiful home. Relax and enjoy this amazing 55+ active adult community located just min from Casinos and Beaches Yet located in the beautiful serene community of Absecon. Enjoy the beautiful clubhouse which includes exercise equipment and pool table. perfect to use for family gatherings and parties. Enjoy a peaceful afternoon in the Gazebo overlooking the lakes. This Home is Located on a culdesac at the end of the street . New roof has been added and you have a 1 car attached garage with storage area. Yes you can have it all! This home is approved for the Neighbor first program for 1st time home buyers which includes a discounted mortgage rate, low 3% down payment and no PMI , 4K lender credit for qualified first time homebuyers .. Great opportunity

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stone	Curbs	Attached Garage	Dining Area
Vinyl	Patio	One Car	Dining Room
	Paved Road		Eat In Kitchen
	Sidewalks		Great Room
			Laundry/Utility Room
			Loft
			Pantry
			Primary BR on 1st floor
			Recreation/Family
			Storage Attic

Berger Realty

• Since 1928 •



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
✉ info@bergerrealty.com



InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Dishwasher	See Remarks	Slab
Cathedral Ceiling	Dryer		
Smoke/Fire Alarm	Gas Stove		
Storage	Microwave		
Walk In Closet	Refrigerator		
	Washer		
Heating	Cooling	HotWater	Water
Forced Air	Ceiling Fan(s)	Gas	Public
Gas-Natural	Central		
Sewer			
Public Sewer			



Ask for Phillip Bellucci
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: pjb@bergerrealty.com

