

# Berger Realty

Since 1928



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6 Delray Ln  
Absecon, NJ 08201

Asking \$312,000.00



## COMMENTS

The Fairfield Model located in the Gatherings at Bel Aire Lakes offering everything you might want or need in a 55+ community. This spacious 3 bedroom, 2 1/2 bath townhome includes an open layout living room and dining room with high ceilings and a gas fireplace. The large kitchen has a unique breakfast nook, engulfed in natural light from the 5, 8" tall windows. The 1st floor master suite has a walk-in closet and full bath. An additional bedroom or den with sliders leading to the private back patio. The 2nd floor has 2 bedrooms and a full bath. Need storage? there's plenty with the 28 x 11 walk-up attic for easy access and 1 car attached garage for safety. The laundry room with sink is located on the 1st level for convenience. Beautifully maintained grounds by the HOA, this is the perfect place to call your retirement home. The community offers a lovely clubhouse with exercise equipment, a gathering room and kitchen. Don't miss out!

## PROPERTY DETAILS

|                    |                  |                         |                   |
|--------------------|------------------|-------------------------|-------------------|
| OutsideFeatures    | ParkingGarage    | OtherRooms              | InteriorFeatures  |
| Patio              | Attached Garage  | Breakfast Nook          | Cathedral Ceiling |
|                    | Auto Door Opener | Dining Room             | Walk In Closet    |
|                    | One Car          | Eat In Kitchen          |                   |
|                    |                  | Laundry/Utility Room    |                   |
|                    |                  | Primary BR on 1st floor |                   |
|                    |                  | Storage Attic           |                   |
| AppliancesIncluded | AlsoIncluded     | Heating                 | Cooling           |
| Dishwasher         | Blinds           | Forced Air              | Central           |
| Dryer              |                  | Gas-Natural             |                   |
| Gas Stove          |                  |                         |                   |
| Microwave          |                  |                         |                   |
| Refrigerator       |                  |                         |                   |
| Self Cleaning Oven |                  |                         |                   |
| Washer             |                  |                         |                   |
| HotWater           | Water            | Sewer                   |                   |
| Gas                | Public           | Public Sewer            |                   |

