

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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	



AlsoIncluded Heating Cooling  
Blinds for Kevin Halliday Hyd Air Central  
Berger Realty Inc Gas-Natural  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: keh@bergerrealty.com



Water Sewer  
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