

# Berger Realty

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**42 Ables Run  
Absecon, NJ 08201**

**Asking \$309,900.00**



## COMMENTS

Don't miss out on this beautifully maintained 55+ townhome in the quiet community of Bel Aire Lakes. You are sure to be impressed by the soaring cathedral ceilings in the entry foyer and formal dining room and tray ceilings in the large, sunny living room. The master suite is on the main floor with it's ensuite bathroom and walk-in closet and additionally there's a totally renovated country kitchen with updated stainless appliances and a breakfast room with slider to the patio, a den/office and utility room. On the second floor is a totally separate living space for guests or adult family members that offers a large bedroom, loft/sitting area, full bath, and walk-in attic for storage. There's also an attached one car garage. The home backs up to the woods for total privacy.

## PROPERTY DETAILS

Exterior Vinyl	ParkingGarage Attached Garage One Car	OtherRooms Breakfast Nook Den/TV Room Dining Room Laundry/Utility Room Loft Primary BR on 1st floor Recreation/Family Storage Attic	InteriorFeatures Cathedral Ceiling Smoke/Fire Alarm Storage Walk In Closet
AppliancesIncluded Dishwasher Dryer Gas Stove Microwave Refrigerator Washer	Basement Slab	Heating Forced Air Gas-Natural	Cooling Central
HotWater Gas	Water Public	Sewer Public Sewer	

