



**1110 Breakers  
Absecon, NJ 08201**

**Asking \$399,000.00**



**COMMENTS**

BODACIOUS BREAKERS AVENUE BEAUTY AWAITS! Calling all Disney Lovers, Epcot Enthusiasts, and Beyond! You'll not want to miss this \"Smart\" spacious three bedroom, one and one half bathroom Magical Manor! From the moment you enter, this home tells an amazing story of fun, outrageous experiences, living life to its fullest and all the happiness one could hope for! It's hardwood floors throughout the main and upper levels, lead you through the spacious living room into the beautiful kitchen with stainless appliance package, newly resurfaced cabinets, granite countertops, and a set of sliding glass doors taking you to the back yard even the most finicky of entertainers would fall for! Large multi level deck and inground pool with new custom fitted safety cover, large lawn with fire pit are fully fenced and ready for family & friends to make many new memories in Summer of 2025! Home is outfitted with Phillips Smart Locks on both the front and back doors of which are operable via key, code, fingerprint and/or app. Top of the Line outdoor, professionally installed \"Never Mount\" lights, of which you're able to customize colors and themes based on holiday or event from your phone! Enjoy the many features of the brand new \"Hollywood\" vanity mirror in the full bath ranging from defrost command to custom color & brightness! All \"fandeliers\" are accompanied with remotes and boy, do they cool the home as well as circulate fresh air during the change of seasons! Large laundry room with additional space to reconfigure for extra living space or continue to utilize as additional storage, of which is opposite the \"Craft Room\" that can be kept as is and used to Make the Magic it's been used to create thus far or would also make the perfect office or playroom! One Year New HVAC, One Year New Hot Water Heater, both purchased & installed by Clay's Climate Control, & New Gutter Guards. The Pool is in Perfect Working Condition as well as all pool components & has been professionally opened & closed seasonally/yearly. Do Not Delay, Call Today for your own private tour of this Absecon Abode!

**PROPERTY DETAILS**

| Exterior | OutsideFeatures | ParkingGarage | OtherRooms           |
|----------|-----------------|---------------|----------------------|
| Vinyl    | Curbs           | None          | Dining Area          |
|          | Deck            |               | Laundry/Utility Room |
|          | Fenced Yard     |               | Storage Attic        |
|          | Outside Shower  |               |                      |
|          | Patio           |               |                      |
|          | Paved Road      |               |                      |
|          | Pool-In Ground  |               |                      |
|          | Porch           |               |                      |
|          | Shed            |               |                      |
|          | Sidewalks       |               |                      |

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



| Interior Features        |  | Appliances Included | Heating      | Cooling        |
|--------------------------|--|---------------------|--------------|----------------|
| Carbon Monoxide Detector |  | Dishwasher          | Forced Air   | Ceiling Fan(s) |
| Smoke/Fire Alarm         |  | Disposal            | Gas-Natural  | Central        |
| Storage                  |  | Dryer               |              | Gas            |
|                          |  | Gas Stove           |              |                |
|                          |  | Microwave           |              |                |
|                          |  | Refrigerator        |              |                |
|                          |  | Self Cleaning Oven  |              |                |
|                          |  | Washer              |              |                |
| Hot Water                |  | Water               | Sewer        |                |
| Gas                      |  | Public              | Public Sewer |                |

