

# Berger Realty

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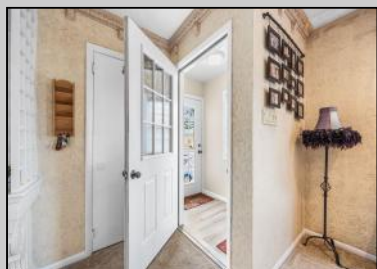
Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500



✉ [oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)

9 Lee Ave  
Absecon, NJ 08201

Asking \$374,900.00



## COMMENTS

HIGHEST AND BEST OFFERS to be submitted by Sunday, 4/27 at 6:00 PM. This beautifully maintained 3-bedroom ( plus a bonus room), 2-bath split-level home offers comfort, space, and convenience just minutes from Ventnor, Margate, Atlantic City beaches, and AC Airport. The main level features a bright living room, a spacious dining area, and a large kitchen with a tiled backsplash, and new flooring. Enjoy year-round relaxation in the sunny Florida room overlooking a nicely sized backyard – perfect for entertaining or unwinding. Upstairs, you'll find three bedrooms and a full bath, while the lower level offers a bonus room, another full bath, and flexible living space – ideal for guests or a home office. New carpets in select rooms add warmth throughout. The home also includes a full basement with a washer, dryer, and utilities including a furnace, AC, and water heater – all approx. 5 years old. Additional perks include a new roof and an oversized garage. Situated in a convenient location near shopping, dining, and schools, this home combines suburban charm with easy access to everything you need.

## PROPERTY DETAILS

Exterior Asbestos	OutsideFeatures Fenced Yard	ParkingGarage Attached Garage Two Car	OtherRooms Den/TV Room Dining Area Eat In Kitchen Florida Room Laundry/Utility Room Recreation/Family Workshop
	Ask for Kevin Laskowski Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Email to: <a href="mailto:kml@bergerrealty.com">kml@bergerrealty.com</a>		
			
Cooling Central	HotWater Gas	Water Public	Sewer Public Sewer

Appliances Included  
Dishwasher  
Disposal  
Gas Stove  
Microwave  
Washer

Basement  
Full  
Heated