



**38 Ward Ave  
Audubon, NJ 08106**

**Asking \$499,000.00**



#### COMMENTS

Welcome to this beautifully maintained home located in the highly sought-after Audubon Manor neighborhood. Pride of ownership shines through every detail of this thoughtfully updated residence. This charming home offers 3 spacious bedrooms and 1.5 bathrooms, along with a chef's kitchen featuring granite countertops and stainless steel appliances—perfect for cooking and entertaining. A large, seamless addition has transformed the layout, allowing the kitchen to flow effortlessly into the open-concept dining and family rooms, complete with cathedral ceilings that create a bright and airy atmosphere. Additional highlights include: A large and tastefully designed mudroom. A full basement with high ceilings, ready for finishing to suit your families needs. Andersen windows throughout the home. An expansive Trex deck overlooking the serene, private backyard—ideal for relaxing or entertaining. A storage shed for added convenience. Don't miss the opportunity to own this move-in ready gem in one of the area's most coveted communities!

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Curbs	None	Den/TV Room
Vinyl	Deck		Dining Room
	Shed		Laundry/Utility Room
	Sidewalks		Recreation/Family
			Primary BR on 1st floor
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceiling	Disposal	Blinds	6 Ft. or More Head
Smoke/Fire Alarm	Dishwasher	Curtains	Room
	Dryer	Drapes	Full
	Gas Stove		Unfinished
	Microwave		
	Refrigerator		
	Self Cleaning Oven		
	Washer		
Heating	Cooling	HotWater	Water
Forced Air	Central	Gas	Public
Gas-Natural			
Sewer			

# Berger Realty

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Public Sewer

