

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**101 Woodland  
Absecon, NJ 08201**

**Asking \$229,000.00**



## COMMENTS

Welcome to 101 E. Woodland Avenue in Absecon – a beautifully updated first-floor condo located in the highly desirable 55+ community of Woodland Village. This immaculate 2-bedroom, 2-bathroom home has been thoughtfully renovated from top to bottom and is move-in ready. Step inside and immediately notice the fresh paint, new laminate flooring throughout, and stylish new baseboard molding. The kitchen has been tastefully upgraded with an epoxy countertop and breakfast nook, new vinyl tile flooring, a modern range hood, updated appliances including a microwave, a new glass tile backsplash, and a gas stove - perfect for cooking enthusiasts. Both bathrooms have been fully remodeled with new tile flooring, dual-flush high-chair toilets, updated vanities, mirrors, lighting, and a new exhaust fan in the main bathroom, which also features a sleek glass sliding shower door. Additional upgrades include all newly painted interior doors, high-efficiency LED recessed lighting, a new LED ceiling fan in the kitchen, and a smart Honeywell Pro Series thermostat for year-round comfort. The foyer showcases a modern Matnae 12" LED flush-mount remote light with dimming, color ambiance, and nightlight settings. All vents have been replaced, and the HVAC and water heater are approximately 6-7 years old. The HOA recently replaced the roof. Enjoy the convenience of a one-car garage, a dedicated parking space, and four additional guest spots. Step outside to a private back deck just steps away from the community clubhouse. Amenities include an in-ground pool, a gym, a sauna, restrooms, a kitchen, a cozy lounge area with a fireplace and TV, a meeting room, and a library - all designed for an active and social lifestyle. This home offers low-maintenance living with a peaceful, well-kept community. Don't miss your chance to call this do your next home!

Ask for Luren "Lani" Calcara

## PROPERTY DETAILS

Berger Realty Inc.  
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Cooling  
Ceiling Fan(s)  
Central

HotWater  
Gas

Public Water

Sewer  
Public Sewer