



**1 Kimble Avenue  
Rio Grande, NJ 08242**

**Asking \$490,000.00**



#### COMMENTS

Welcome to this beautifully maintained 3-bedroom, 3-bath rancher nestled on an expansive oversized lot, offering both comfort and endless potential. Step inside to find a spacious, light-filled living room with skylights and a seamless flow into the dining area and kitchen spaces...perfect for family and friends to gather! The eat in kitchen features modern appliances, ample cabinet space, with enough space for a breakfast table. All three bedrooms are generously sized, with the primary suite boasting an en-suite bath and ample closet space. Laundry room with scrub sink and a very large pantry closet. Wait...there's more! Off the back of the house there is a huge Florida room with an electric stove for heat and a wall air conditioner. From there you enter the recreation room/family room complete with a gas fireplace, bar and full bath. Great entertaining space or extra sleeping for guests. Outside, the oversized lot provides a rare opportunity for outdoor living, gardening, or future expansion. Whether you're dreaming of a pool, workshop, or simply more room to roam, this yard has the space to make it happen. The property also includes a large driveway and attached 1.5 garage, offering plenty of parking and storage options. Tucked into the quiet, established neighborhood of CENTENNIAL VILLAGE, yet close to recreation park/playground, shopping and the infamous Menz's restaurant Just 10 minutes to Wildwood beaches. \*\*\*There is an additional lot that is being conveyed with this property. 14 fulling Mill road is attached to 1 Kimble and is part of this property. It is not buildable or subdividable according to Middle Township zoning.

#### PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Sidewalks	ParkingGarage One and Half Car Attached Garage	OtherRooms Dining Area Eat In Kitchen Laundry/Utility Room Recreation/Family Storage Attic Primary BR on 1st floor
InteriorFeatures Bar Kitchen Center Island Storage Skylight(s)	AppliancesIncluded Dishwasher Dryer Electric Stove Gas Stove Microwave Refrigerator Self Cleaning Oven	AlsoIncluded Blinds Curtains	Basement Crawl Space

# Berger Realty

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