



**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

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

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



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Ask for Steven Spengler
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: srs@bergerrealty.com

