



**209 Reed  
Absecon, NJ 08201**

**Asking \$499,900.00**



#### COMMENTS

Amazing Contemporary home in Absecon Shores just minutes to AC, the beach and boardwalk. This is a wonderful neighborhood for walking or biking and is surrounded on 3 sides by water (Absecon Creek and the Bay). Everything has been redone in this beautiful home. Featuring a huge Living Room with high ceilings, skylights and beautiful hardwood floors. There's an impressive two story entry foyer and a first floor office or bedroom with vaulted ceilings and a unique loft. The back of the house offers a totally updated kitchen with SS appliances and granite counters and a large, sunny breakfast room both of which are open to the family room with stone fireplace and sliders leading to the 40 x 15 deck that runs the back of the house and wraps around to one side with a built-in dining area, hot tub, and pergola. Lounge on the deck and enjoy the sounds of the huge koi pond stocked full of fish with waterfall and then there's the custom built screened-in gazebo which is decked out with an indoor firepit, TV and stereo. The whole back yard is fenced in and it also has a separate dog run. There's plenty of room to add a pool if you want, And there's also two sheds for storage. Back inside, upstairs are three nicely sized bedrooms. The hall bath has been completely updated with tile floors and a double vanity, and the main bedroom has two walk-in closets and a totally updated, tiled bathroom with double vanity and a tripped out shower for two with multiple shower heads and sprayers and a skylight. There's also a nice sized pantry off the kitchen and a laundry room on the first floor which leads to the attached 2 car garage. If you want more space, there's the partially finished basement with custom wet bar, refrigerator, ice maker, cabinets and shelving for storage and not only a TV but a large drop down screen with projector and custom lighting. It's a real man cave! Also, noteworthy is the concrete driveway that has been extended to allow room to store an RV, Boat or Trailer on the property and still have plenty of off-street parking. Also, there's an in-ground sprinkler system with it's own well, which will save you tons of money on your water bill. Additionally included is an outdoor monitoring system with 8 cameras throughout the property that record. **DON'T MISS OUT ON THIS ONE!**

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Deck	Attached Garage	Breakfast Nook
Vinyl	Fenced Yard	Two Car	Dining Room
	Paved Road		Eat In Kitchen
	Porch		Laundry/Utility Room
	Porch Screened		Library/Study
	Shed		Loft
	Sprinkler System		Storage Attic

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Interior Features		Appliances Included	Basement	Heating
Bar		Dishwasher	Partial	Forced Air
Carbon Monoxide Detector		Disposal	Partially Finished	Gas-Natural
Cathedral Ceiling		Dryer		Multi-Zoned
Skylight(s)		Gas Stove		
Smoke/Fire Alarm		Microwave		
Storage		Refrigerator		
Walk In Closet		Washer		
Cooling		Hot Water	Water	Sewer
Central		Gas	Public	Public Sewer
Multi-Zoned				



Ask for Brian Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [bk@bergerrealty.com](mailto:bk@bergerrealty.com)

