

# Berger Realty

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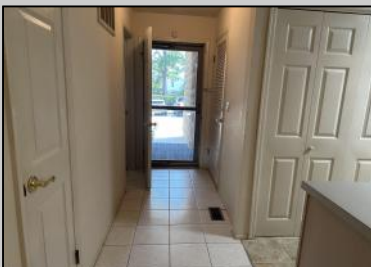


Berger Realty, Inc.  
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**19 Woodland  
Absecon, NJ 08201**

**Asking \$194,900.00**



## COMMENTS

Welcome to Woodland Village, a 55+ community. Very hard to find, these units come up very seldom. Lovingly maintained and well cared for 2 bedroom/2 bath unit, ready for you to add your special touch. This is a first floor convenient and quiet location situated centrally in the villages. Can be a great vacation home since we are literally 20 minutes from the beaches!! The HOA recently replaced the roof. There is a fantastic large deck in the back of the home. Ready for entertaining your guests and BBQ's, surrounded by the private and quiet buffered wooded lot. Primary bedroom is spacious and a good size with a large walk-in closet. A dedicated parking space and additional guest spots are provided. You are steps away from the community clubhouse and across from the gazebo and park like area. Amenities include an inground pool, a gym, a sauna, restrooms, kitchen, cozy, lounge area with a fireplace and TV, a meeting room and library, for your social and active lifestyle. Low maintenance living in a well-kept community.

## PROPERTY DETAILS

|                   |                       |                                                                 |                                                 |
|-------------------|-----------------------|-----------------------------------------------------------------|-------------------------------------------------|
| Exterior<br>Vinyl | ParkingGarage<br>None | OtherRooms<br>Breakfast Nook<br>Eat In Kitchen<br>Storage Attic | InteriorFeatures<br>Master Bath<br>Pets Allowed |
|-------------------|-----------------------|-----------------------------------------------------------------|-------------------------------------------------|

|                       |                                                  |                 |                       |
|-----------------------|--------------------------------------------------|-----------------|-----------------------|
| Heating<br>Forced Air | Cooling<br>Ceiling Fan(s)<br>Central<br>Electric | HotWater<br>Gas | Water<br>Public Water |
|-----------------------|--------------------------------------------------|-----------------|-----------------------|



Ask for Patricia Moss

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