



**801 New York  
Absecon, NJ 08201**

**Asking \$449,000.00**



**COMMENTS**

Welcome to this Beautiful Sprawling Rancher, located on an oversized lot, on one of the best streets in Absecon, New York Ave. This home has a classic vintage feel to it and is loaded with character. Nestled among trees, makes a statement in the neighborhood. Large living room with a brick, working gas fireplace, and windows that overlook the large front yard. 3 lg bedrooms, 2 full baths, and the basement is the length of the home. Kitchen has Granite countertops, new ex lg. sunken sink, and brick that adorns the cabinets. Finished basement has plenty of room for recreation, has another working gas fireplace and a Bar! Florida room on the back of the home leads to the patio and pool. The Pool is heated, fully functional, has a separate pool shed storage and a newly added screened in fence to keep kids/pets safe.(removable, as well) Charming well maintained home with two car garage and extra attic storage. Adjacent to Bike path & Baseball fields, located in an amazing family community. LOCATION is impeccable, just minutes from parks, beach, shopping & restaurants. A must see, that won't last!

**PROPERTY DETAILS**

|                          |                    |                 |                         |
|--------------------------|--------------------|-----------------|-------------------------|
| Exterior                 | OutsideFeatures    | ParkingGarage   | OtherRooms              |
| Brick                    | Curbs              | Two Car         | Dining Room             |
| Vinyl                    | Fenced Yard        | Attached Garage | Eat In Kitchen          |
|                          | Patio              |                 | Florida Room            |
|                          | Pool-In Ground     |                 | Primary BR on 1st floor |
|                          | Porch Enclosed     |                 |                         |
|                          | Shed               |                 |                         |
|                          | Sprinkler System   |                 |                         |
| InteriorFeatures         | AppliancesIncluded | AlsoIncluded    | Basement                |
| Bar                      | Burglar Alarm      | Blinds          | 6 Ft. or More Head      |
| Carbon Monoxide Detector | Dryer              | Curtains        | Room                    |
| Storage                  | Electric Stove     | See Remarks     | Finished                |
| Smoke/Fire Alarm         | Refrigerator       |                 | Full                    |
|                          | Self Cleaning Oven |                 |                         |
|                          | Washer             |                 |                         |
| Heating                  | Cooling            | HotWater        | Water                   |
| Baseboard                | Ceiling Fan(s)     | Gas             | Public                  |
| Gas-Natural              | Central            |                 |                         |
| Sewer                    |                    |                 |                         |

# Berger Realty

• Since 1928 •



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



Public Sewer



Ask for Barbara Varacalli  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [bav@bergerrealty.com](mailto:bav@bergerrealty.com)

