



**1 Oak
Absecon, NJ 08201**

Asking \$310,000.00



COMMENTS

Tucked away on a peaceful cul-de-sac, 1 Oak Dr offers unbeatable value as a turn-key, single-level 2-bedroom, 1-bath home with an oversized yard that wraps from the cross street into the cul-de-sac—offering rare space and privacy. Enjoy outdoor living with a side patio, double-fenced areas ideal for pets, planting, or play, and a detached garage/workshop perfect for hobbies or storage. Inside, the home is well-maintained and offers comfortable 1-floor living with a spacious primary and secondary bedroom. The generous driveway and ample street parking provide convenience for homeowners and guests alike. This home is a smart option for downsizers, first-time buyers, or those seeking an affordable beach home alternative with quick commutes to Brigantine, AC, Ventnor, Margate, and Longport. A LARGE +/- 125ft x 30ft wooded strip behind the home is part of the property, adding natural charm and additional privacy. **IMPORTANT INFO:** Low taxes at just \$3,664 for 2024. At this price, it truly beats renting—schedule your showing today! All Appliances Included ; Fridge (2 years old), Dishwasher, Gas Stove (2 years old), Washer, Dryer.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	AppliancesIncluded
See Remarks	Patio	Detached Garage	Dishwasher
Vinyl	Porch Enclosed	One Car	Dryer
		See Remarks	Gas Stove
			Refrigerator
			Washer



Ask for Ellen L. Senft
Berger Realty Inc.
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: els@bergerrealty.com

Cooling



Basement
Crawl Space
Heated
Water
Public

Heating
Gas-Natural
Radiator
Public Sewer