

# Berger Realty

Since 1928



Berger Realty, Inc.  
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411 Lillian St  
Absecon, NJ 08201

Asking \$360,000.00



## COMMENTS

Welcome to this beautifully charming 3 bedroom, 3 bath home that offers the perfect blend of comfort, functionality, and modern updates! Step inside to discover an inviting layout with plenty of space for everyday living and entertaining. The bright, open kitchen features a newer stove (2 years old). You'll love the convenience of the new flooring in the mudroom — a perfect space for transitioning in and out with ease. The fully finished basement boasts a separate entrance and full bath — ideal for guests, an in-law suite, home office, or rental potential. There's also tons of storage space in the partially finished section of the basement to keep your belongings organized and out of sight. A newer washer and dryer (3 years old) round out the lower-level amenities. Outdoors, enjoy a large fenced-in backyard — perfect for pets, gardening, and gatherings — plus a spacious back deck for summer barbecues and relaxation. The new concrete walkway offers a crisp first impression, and the exterior will be freshly power washed after 6/15 for added curb appeal. Major updates include: Brand new roof (installed last summer, New AC/Heat system, New concrete walkway, New stove (2 years old), Washer/dryer (3 years old) New mudroom flooring. This move-in ready home is packed with thoughtful updates and flexible spaces to suit your needs. Don't miss your chance to make it yours — schedule your showing today!

## PROPERTY DETAILS

Exterior Vinyl	Outside Features Deck Fenced Yard Pool	Parking/Garage None	Other Rooms Dining Area Eat In Kitchen Laundry/Utility Room Primary BR on 1st floor
<p>Ask for Karen A. Becker Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: <a href="mailto:kab@bergerrealty.com">kab@bergerrealty.com</a></p>			
Basement 6 Room Finished Full Heated Washer	Heating Gas-Natural		
Hot Water Gas	Water Public	Sewer Public Sewer	

