



**86 Ables Run
Absecon, NJ 08201**

Asking \$294,900.00



COMMENTS

Contract signed- Showings only for back up offers- Gatherings at Bel-Aire Lakes, Absecon. Welcome to this beautifully maintained 3-bedroom, 2.5-bath home in the sought-after Gatherings at Bel-Aire Lakes, a vibrant 55+ community in the heart of Absecon. Pride of ownership shines throughout this immaculate residence, offering the ease of first-floor living with thoughtful upgrades and private outdoor space. -Step inside to discover a spacious layout featuring a Primary bedroom Suite on the main level, complete with an oversized Walk-in Shower, Heated Bathroom floor and ample closet space. A second first-floor bedroom provides versatility and can be used as a guest room, office, or cozy den. -Upstairs, you'll find a private Bedroom Suite with its own full Bath, ideal for visitors or extended family. The bonus? A massive walk-in attic that spans the width of the home—perfect for all your storage needs. -The Kitchen which has stainless appliances and granite countertops has plenty of cabinet storage space for all your needs. -A first floor laundry room offers a utility sink for added convenience and full size appliances. -Enjoy peaceful mornings and relaxing evenings on the rear patio, which backs to a serene wooded area offering privacy and natural beauty. -The owners are planning to leave a mounted smart TV and a sound bar in the living room, plus 2 mounted smart TV in two bedrooms and kitchen. Wall Sconces remain in the dining room as well as breakfast nook table, inquire with listing agent and seller's will discuss separate from real estate. -Don't miss your chance to own in one of Absecon's most desirable 55+ communities—where comfort, convenience, and community come together. -The community has a clubhouse for resident activities and meetings. Professionally managed community with an onsite manager in the office Thursdays and Fridays.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stone	Patio	One Car	Dining Room
Vinyl			Eat In Kitchen
			Laundry/Utility Room
			Primary BR on 1st floor
			Storage Attic
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Dishwasher	Blinds	Slab
Smoke/Fire Alarm	Disposal	See Remarks	
Walk In Closet	Dryer		
	Gas Stove		
	Microwave		
	Refrigerator		

Berger Realty

• Since 1928 •



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



Washer

Heating
Forced Air
Gas-Natural

Cooling
Central
Electric

HotWater
Gas

Water
Public

Sewer
Public Sewer

