

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



23 Shady Ln  
Absecon, NJ 08201

Asking \$360,000.00



## COMMENTS

Come Enjoy the Summer Sun on Shady Ln! This 4 bedroom 2 bath house could be your next home! With over 1600 square feet situated on over half an acre of property, this home features ample space both inside and outside for all your entertaining needs. If that is not enough, there is a basement that would make for a great workshop, mancave, entertaining area, or whatever your imagination can dream up. Conveniently located just a few miles from Smithville Village, you'll have easy access to a variety of shops and restaurants, in addition to Wawa and ShopRite being very close by. This home is Walking Distance to Absecon train Station and Pitney Park. Just a few minutes away from Garden State Parkway and AC Expressway entrance. 20 minutes to multiple beaches and boardwalks. 1 hour to Philly. Enjoy the best of both worlds! A peaceful living with vibrant community amenities nearby! Don't miss your chance to make this exceptional property your own! Call today for your private tour!

## PROPERTY DETAILS

|          |                 |               |                |
|----------|-----------------|---------------|----------------|
| Exterior | OutsideFeatures | ParkingGarage | OtherRooms     |
| Vinyl    | Curbs           | None          | Dining Area    |
|          | Deck            |               | Eat In Kitchen |
|          | Paved Road      |               |                |
|          | Porch           |               |                |
|          | Shed            |               |                |
|          | Sidewalks       |               |                |



Ask for James P. Monroe  
Berger Realty Inc.  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: jmp@bergerrealty.com

Heating  
Forced Air

