



**36 Delray
Absecon, NJ 08201**

Asking \$305,000.00



COMMENTS

****Beautifully Maintained Contemporary Home in Bel Aire Lakes Adult Community**** Welcome to this move-in ready 3-bedroom, 2.5-bath home offering 2,040 sq ft of thoughtfully designed living space. Located in the desirable Bel Aire Lakes 55+ community, this home features gleaming hardwood floors throughout most of the main level and a bright, open layout. The spacious primary suite includes an accessible full bath and walk-in closet. Enjoy a well-appointed kitchen with ample cabinet space and a cozy breakfast nook overlooking the backyard. The formal dining room boasts a tray ceiling and elegant chandelier, while a dual-sided fireplace adds warmth between the dining and living areas. A charming bay window brings in natural light to the living room. Upstairs offers flexibility with a second bedroom, full bath, and a versatile 23' x 11' loft—perfect for a home office, guest area, den or 3rd bedroom. An expansive 28' x 18' attic provides exceptional storage space. Community clubhouse is available for events. This location is eligible for 100% USDA financing for qualified buyers.

PROPERTY DETAILS

Exterior Stone Vinyl	OutsideFeatures Patio	ParkingGarage Auto Door Opener One Car	OtherRooms Breakfast Nook Den/TV Room Dining Room Eat In Kitchen Laundry/Utility Room Loft Pantry Primary BR on 1st floor Storage Attic
InteriorFeatures Storage Walk In Closet	AppliancesIncluded Dishwasher Dryer Gas Stove Microwave Refrigerator Washer	AlsoIncluded Blinds	Basement Slab
Heating Forced Air Gas-Natural	Cooling Central	Water Public	Sewer Public 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



SALE



**BADER-COLLINS
ASSOCIATES**
"THE TEAM YOU CAN TRUST"



BADERCOLLINS.COM

Ask for Bader - Collins Associates
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: bca@bergerrealty.com
<http://www.BADERCOLLINS.com>

