



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

# Berger Realty

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