



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

# Berger Realty

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