

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**14 Cordelia**  
**Absecon, NJ 08201**

**Asking \$535,000.00**



## COMMENTS

Cul De Sac living is wonderful and the location lends itself to a very large piece of property! This cedar sided 2 story home offers a wonderful opportunity for a large group to be very comfortable. From the moment you pull in your driveway, you are surrounded by lush landscaping, fresh concrete and a lovely front sitting porch. Inside there is a center hallway with plenty of rooms to gather together to talk or eat, study or read alone and still have privacy with continuous Luxury Vinyl Plank Flooring. Large sunny living room with crown molding, dining room with crown lighting, new kitchen featuring large pantry bank, soft close cabinets and drawers, tile back splash, stainless appliances with eat in area, plenty of recessed lighting, sitting area around wood stove and family room seating overlooking the deck, pool and beautiful back gardens. There is also a new full bathroom on the first floor for convenience in multiple situations. Upstairs there are four bedrooms, one currently housing the laundry center and two full baths. The Vinyl Plank flooring continues throughout the home so decorating is easy. The home features Hot Water baseboard heating and central air. There is a full basement waiting to be finished with whatever your needs are as well as an oversized 2 car garage. You will find an oasis in your back yard complete with salt water system and propane heater, a composite deck plus covered area with awnings to escape the sun and heat. The Solar System is owned, roof is 6 years old and the windows were replaced about 5-6 years ago. Close to Heritage Park and all that Downtown has to offer. You will not want to miss this large family home at all because there is a place for everyone!

## PROPERTY DETAILS



Ask for Stewart Vaughan  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call 609-399-4211  
Email to: smv@bergerrealty.com

Other Rooms  
Dining Room



Basement  
Finished  
Full  
Inside Entrance

Heating  
Baseboard  
Gas-Natural

Hot Water  
Gas

Water  
Public

Sewer  
Public Sewer