



206 Philadelphia Ave  
Somers Point, NJ 08244

Asking \$499,995.00



#### COMMENTS

Situated on a quiet, dead-end street on a corner lot in a very desirable area of spectacular, historic Somers Point and directly across from the 8.2 mile infamous bike path encompassing 4 cities with trailside memorials, ice cream shops and more, this 4 Bedroom, 3 Bath home has so much to offer! Enter into an inviting layout where Living Room, Dining Room, Kitchen and Den are seamlessly connected creating a harmonious living space. Laundry Room is conveniently located off the Kitchen and leads to both the Garage and a Powder Room. Den flows into a large Sunroom/Office/Playroom with exit to ample-sized Deck, which overlooks the tranquil, fenced-in yard. Second Level houses 4 generous sized Bedrooms and a Hall Bath. Main Bedroom has a 1/2 Bath. There is also a bonus/mezzanine room on the left at the top of the staircase, in addition to a pull-down partially floored attic affording more than sufficient storage. The side yard houses a 2 story shed to store and protect tools, bikes, beach chairs and more. Low maintenance ground cover and decorative seagrass and ferns permeate the front and back lawn. This home is conveniently located: 6 minute walk to Dawes Ave Elementary School; 10 minute ride to Ocean City with its beach, boardwalk and plethora of shopping; 20 minute ride to Casinos and Fine Dining, etc. Come see for yourself what an amazing opportunity awaits you here at 206 Philadelphia Ave.

#### PROPERTY DETAILS

|                                                                                                           |                                                |                                             |                                                                                                               |
|-----------------------------------------------------------------------------------------------------------|------------------------------------------------|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior<br>Asbestos                                                                                      | OutsideFeatures<br>Deck<br>Fenced Yard<br>Shed | ParkingGarage<br>One Car<br>Attached Garage | OtherRooms<br>Den/TV Room<br>Dining Room<br>Eat In Kitchen<br>Laundry/Utility Room<br>Pantry<br>Storage Attic |
| AppliancesIncluded<br>Disposal<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer | AlsoIncluded<br>Blinds<br>Curtains             | Heating<br>Gas-Natural                      | Cooling<br>Ceiling Fan(s)<br>Central                                                                          |
| HotWater                                                                                                  | Water                                          | Sewer                                       |                                                                                                               |

# Berger Realty

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Gas

Public

Public Sewer



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