



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

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