



**206 Philadelphia Ave
Somers Point, NJ 08244**

Asking \$460,000.00



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 traiside memorials, ice cream shops and more, this traditional 4 Bedroom, 3 Bath home has Hardwood Floors and Replacement Windows throughout, and so much more to offer! Enter from the Front Porch with a direct view to the Bike Path 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 Asbestos	OutsideFeatures Deck Fenced Yard Shed	ParkingGarage One Car Attached Garage	OtherRooms Den/TV Room Dining Room Eat In Kitchen Laundry/Utility Room Pantry Storage Attic
AppliancesIncluded Disposal Dishwasher Dryer Gas Stove Microwave Refrigerator Washer	AlsoIncluded Blinds Curtains	Heating Gas-Natural	Cooling Ceiling Fan(s) Central

Berger Realty

• Since 1928 •



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
✉ info@bergerrealty.com



HotWater
Gas

Water
Public

Sewer
Public Sewer



Ask for Thomas Horan
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: tph@bergerrealty.com

