



**2306 Wabash
Linwood, NJ 08221**

Asking \$649,000.00



COMMENTS

Spacious and Upgraded 4-Bedroom 3 and a half Bath Home with Dual En Suites, in Prime Linwood Bike Path Location. This beautifully maintained and versatile non-smoking household is located directly on the bike path near Somers Point. With its charming yellow vinyl siding, white picket fence, and inviting curb appeal, this property offers the perfect blend of function, comfort, and luxurious style. Step inside the impressive entryway featuring hardwood floors, arched walls, and a warm, welcoming ambiance. The spacious living room flows seamlessly into a stunning kitchen adorned with cherry wood cabinetry, tiled flooring, stainless steel appliances, a full-height built-in pantry, and an eat-in breakfast area—perfect for both casual meals and entertaining. A separate family room or den with wood floors offers even more flexible living space. The barn door leads to the 2nd floor stairs. This home features two full en suites—one conveniently located on the first floor, perfect for guests or multi-generational living, and another luxurious en suite upstairs with a private master bathroom and oversized walk-in closet. The second floor also includes three bedrooms, two of which share a Jack and Jill bathroom, making the layout ideal for families. A bonus storage/closet is located off the hallway for easy swapping of off-season clothing. The laundry room is located on the first floor and includes full-size stainless steel washer and dryer units for everyday convenience. Additional highlights include a security alarm system and major recent upgrades: HVAC system, hot water heater, washer, and dryer were all replaced in 2024. Step outside to enjoy multiple outdoor areas including a railed front deck, a large rear patio with shade sails for comfort, and two separate sheds—one with a dedicated wood patio, and another beside a side patio area for even more storage and entertaining flexibility. The fully fenced backyard, enclosed with a six-foot vinyl fence, provides total privacy for gatherings, pets, or play. A two-car garage, four-car off-street parking area, and an extended side driveway ensure there's ample parking for residents and guests alike. With direct access to the bike path and proximity to Somers Point's beaches, restaurants, and shops, this home is a rare combination of charm, functionality, and location.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	Attached Garage	Dining Area
	Deck	Auto Door Opener	Dining Room
	Fenced Yard		Eat In Kitchen
	Patio		In-Law Quarters
	Paved Road		Laundry/Utility Room
	Porch		Pantry
	Shed		Primary BR on 1st floor
	Sprinkler System		Recreation/Family

Berger Realty

• Since 1928 •



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



Storage Attic

InteriorFeatures
 Security System
 Storage
 Walk In Closet

AppliancesIncluded
 Burglar Alarm
 Dishwasher
 Disposal
 Dryer
 Gas Stove
 Microwave
 Refrigerator
 Self Cleaning Oven
 Washer

AlsoIncluded
 Blinds
 Curtains

Basement
 Crawl Space

Heating
 Forced Air
 Gas-Natural

Cooling
 Ceiling Fan(s)
 Central

HotWater
 Gas

Water
 Public

Sewer
 Public Sewer



Ask for Barbara Fasy
 Berger Realty Inc
 1330 Bay Avenue, Ocean City
 Call: 609-391-1330
 Email to: bf@bergerrealty.com

