



**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             |                  | Recreation/Family    |
|          | Sprinkler System |                  | Storage Attic        |

# Berger Realty

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Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Primary BR on 1st floor

InteriorFeatures  
Security System  
Storage  
Walk In Closet

AppliancesIncluded  
Burglar Alarm  
Disposal  
Dishwasher  
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 Tara Cruser-Moss  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [tcm@bergerrealty.com](mailto:tcm@bergerrealty.com)

