



**301 Wabash Avenue  
Linwood, NJ 08221**

**Asking \$799,000.00**



#### COMMENTS

Welcome to 301 Wabash Avenue, a beautifully upgraded 4-bedroom 3.5 bath home offering over 2950 sq ft of elegant living space within one of Linwood's most sought-after neighborhoods. As you step into a spacious feng shui inspired entryway into an expansive interior where timeless design meets with high-efficiency modern living. This home's mindful layout features both upstairs and downstairs staircases are set to the side, creating a seamless flow and open feel throughout the main living spaces. Solid hardwood flooring throughout the main level and new Mahogany floors in the family room set a warm and natural tone. This is complemented by cathedral style accents and soaring 9-foot ceiling. At the heart of the home, the gourmet kitchen is ideal for culinary enthusiasts, showcasing granite counter tops, a brand-new dishwasher, newer modern range and a sleek newer refrigerator. The adjacent light filled morning room offers an inviting space for casual dining, while the formal dining area is perfect for elegant gatherings. The main level also features a stunning additional 3 season room over 260 sq ft. It contains a year-round heated Endless Pool and swim spa, creating your own private indoor oasis. Move outside to a fenced in spacious yard with newer paver patio. Relax in the fully finished marbled floored basement with a custom home theater, perfect for movie nights or can be used as a 5th bedroom. Basement also offers ample storage. Enjoy comfort and year-round savings with a 5-year-old FULLY OWNED large 16kw SOLAR SYSTEM placed on a 5 yr old roof. Solar system is large enough to keep the electric bills minimal. Located on the Linwood bike path, and just moments away from local shops, dining, and Linwood's top-rated schools with the beach just a short drive away. This move in ready home offers rare combination of luxury, comfort, and convenience. Schedule your private tour today and experience elevated living at its finest.

#### PROPERTY DETAILS

|                       |                    |                  |                      |
|-----------------------|--------------------|------------------|----------------------|
| Exterior              | OutsideFeatures    | ParkingGarage    | OtherRooms           |
| Brick                 | Deck               | Attached Garage  | Breakfast Nook       |
| Brick Face            | Fenced Yard        | Auto Door Opener | Den/TV Room          |
| Vinyl                 | Patio              | Two Car          | Dining Room          |
|                       | Sidewalks          |                  | Florida Room         |
|                       | Sprinkler System   |                  | Laundry/Utility Room |
|                       |                    |                  | Pantry               |
| InteriorFeatures      | AppliancesIncluded | AlsoIncluded     | Basement             |
| Cathedral Ceiling     | Dishwasher         | Blinds           | 6 Ft. or More Head   |
| Kitchen Center Island | Disposal           | Drapes           | Room                 |
| Walk In Closet        | Dryer              |                  | Finished             |

# Berger Realty

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