



**15 Bolton  
Absecon, NJ 08201**

**Asking \$556,399.00**



#### COMMENTS

UNIQUE MULTI-GENERATIONAL GEM – 3 Homes in One! This extraordinary property offers unmatched versatility and character—all under one roof! The main residence showcases exquisite woodwork, soaring 9-foot ceilings, and energy-saving Low E-Glass windows throughout. Main Home Highlights: Living Room, Entertainment Room, Dining Room, Kitchen. Upstairs: Master Bedroom + 2 Additional Bedrooms and full bath. Bonus: Full walk-up attic with expansion potential. PLUS: Two Private, yet Connected Suites! Each suite is ideal for in-laws, guests, or work-from-home freedom, featuring: Private Living Room, Bedroom, Full Bath, and Kitchen. PRIME LOCATION: Just 15 minutes to Brigantine Beach, Minutes from Atlantic City's Boardwalk, beaches, and world-class casino hotels. Convenient access to public transportation. Additional Information: Seller is a licensed Real Estate Agent; Sale contingent on Seller securing suitable housing; Optional Home Warranty possible for peace of mind. This property truly has it all—flexibility, comfort, location, and charm wrapped into one incredible opportunity.

#### PROPERTY DETAILS

|                          |                    |               |                         |
|--------------------------|--------------------|---------------|-------------------------|
| Exterior                 | OutsideFeatures    | ParkingGarage | OtherRooms              |
| Aluminum                 | Curbs              | None          | Dining Room             |
| Brick                    | Fenced Yard        |               | In-Law Quarters         |
| Vinyl                    | Paved Road         |               | Laundry/Utility Room    |
| Wood                     | Porch              |               | Primary BR on 1st floor |
|                          | Shed               |               | Recreation/Family       |
|                          | Sidewalks          |               | Storage Attic           |
| InteriorFeatures         | AppliancesIncluded | AlsoIncluded  | Basement                |
| Carbon Monoxide Detector | Burglar Alarm      | Blinds        | 6 Ft. or More Head Room |
| Security System          | Dishwasher         | Curtains      | Inside Entrance         |
| Smoke/Fire Alarm         | Disposal           | Drapes        | Partial                 |
| Storage                  | Gas Stove          | Rugs          | Unfinished              |
|                          | Microwave          | Shades        |                         |
|                          | Self Cleaning Oven |               |                         |
| Heating                  | Cooling            | HotWater      | Water                   |
| Baseboard                | Ceiling Fan(s)     | Gas           | Public                  |
| Gas-Natural              | Window Units       |               |                         |
| Hot Water                |                    |               |                         |
| Multi-Zoned              |                    |               |                         |
| Radiator                 |                    |               |                         |

# Berger Realty

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Sewer  
Public Sewer



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