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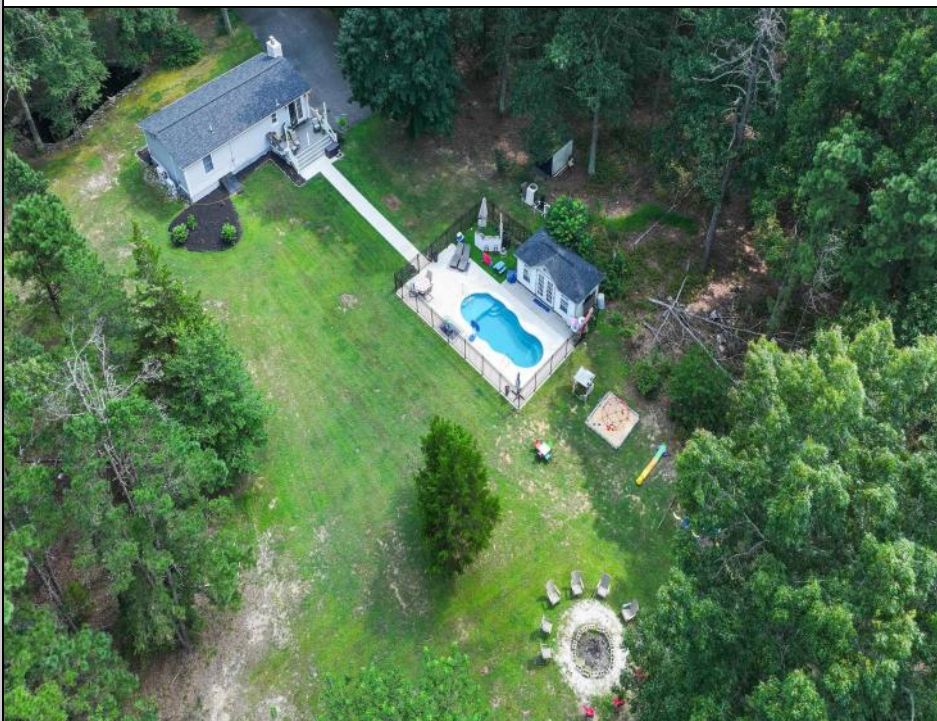


Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
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202 1st Ave
Estell Manor, NJ 08319



Asking \$445,000.00



COMMENTS

Welcome to 202 1st Avenue – Your Private Retreat in Estell Manor! Nestled on 8.33 serene acres and directly across from over 2,500 acres of preserved Wildlife Management Area, this beautifully updated home offers a perfect blend of comfort, style, and outdoor living. Step inside to discover a spacious great room filled with natural light, a large owner's suite with a walk-in closet and full bath, plus a second bedroom and 2.5 baths. The finished basement provides extra living space for recreation, a home office, or guests. Outside is where this property truly shines — enjoy summer days in the heated inground pool, entertain on the large back deck, tend to your fenced garden, or relax beside the expansive fish pond. Recent upgrades provide peace of mind — the roof and HVAC are just one year old, and the roof includes a transferable warranty. With privacy, tranquility, and nature at your doorstep, yet just a short drive to conveniences, this property is ideal for those seeking a quiet country lifestyle with modern comforts.

PROPERTY DETAILS

Exterior Vinyl	Outside Features Deck Patio Pool-In Ground Shed Sidewalks	Parking/Garage None	Other Rooms Dining Area Great Room Primary BR on 1st floor
 Ask for Brandon Howell Berger Realty Inc. 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: bah@bergerrealty.com	Appliances Included Dishwasher Dryer Electric Stove Microwave Refrigerator	Basement More Room Finished Full Heated Outside Entrance Plumbing	Heating Electric Forced Air 
	Hot Water Electric Wall Units	Water Private Well	Sewer Private Septic