



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



Asking \$445,000.00

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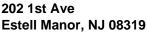














COMMENTS

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	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	None	Dining Area
	Patio		Great Room
	Pool-In Ground		Primary BR on 1st floor

Pool-In Ground Shed Sidewalks

AppliancesIncluded Basement Heating Dis Asksfor Mark Kolnaert. or More Head Electric DryBerger Realty IncRoom Forced Air

Electric State St., Of an City Microwave Refigeration 99-399-421 Lated Wasineail to: mkj@beingieler@ailtayncom

Outside Entrance

Plumbing

HotWater Water Electric Private Well



Private Septic

