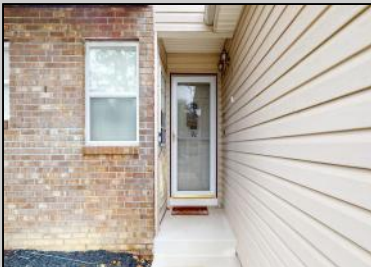


# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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90 Woodland Ave  
Absecon, NJ 08201

Asking \$187,700.00



## COMMENTS

Beautiful Absecon - Woodland Village is a vibrant 55-plus community that boasts a range of amenities, including a heated pool, clubhouse, gym, and picturesque surroundings. Conveniently located near shopping centers, churches, post offices, and restaurants, this community offers an ideal lifestyle for its residents. The one-bedroom, one-bath condo is a spacious, single-level unit situated on the top floor, ensuring added privacy with a neck deck off livingroom. It features a generous bedroom, extra storage, and a laundry room, along with a chair lift for easy access to the stairs. The air conditioning unit was recently replaced in 2023, and the affordable pricing includes low maintenance fees that cover access to the condominium's gym, pool, and sauna. This adult community, exclusively for those aged 55 and older, does not permit rentals, allowing for a peaceful living environment. Residents can enjoy nearby attractions such as the Absecon Lighthouse, Pitney Park, the Absecon 9-11 Memorial, and Historic Smithville, which is just a short drive away and offers a variety of dining, shopping, and seasonal events. Experience comfortable and affordable living in Absecon, where your little slice of heaven awaits. This is an Estate sale, and the Seller is selling property "As Is".

## PROPERTY DETAILS

|          |               |                         |                     |
|----------|---------------|-------------------------|---------------------|
| Exterior | ParkingGarage | OtherRooms              | InteriorFeatures    |
| Vinyl    | None          | Dining Area             | Master Bath         |
|          |               | Laundry/Utility Room    | Pets Allowed        |
|          |               | Primary BR on 1st floor | Wall to Wall Carpet |



Ask for Patricia (Trish) Spengler  
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Water  
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