



**32 Manor Ave
Longport, NJ 08403**

Asking \$1,875,000.00



COMMENTS

Longport, on the southern tip of "The Pearl of Absecon Island", is a very upscale community, with a lovely beach, and low taxes! This very beautiful home that is "shore" to please awaits you... * Low Taxes: \$5853.47 in 2024 * Lot Dimensions: 40' x 62.5', 2500 sqft * Well maintained home 1 owner full-time lived-in never rented never smoked-in no pet messes * Invite your family and friends to a cookout in the spacious backyard. * Close to the beach * 3 Car Driveway as well as on-street parking * Wide Street, with large sidewalks * Short walk to the beach (< 2 blocks) and the Seaview Harbor Marina * Backup Electric GenerLink Transfer Switch Ready * 600 cft/hr Gas Regulator (Natural Gas Generator Ready) * Natural Gas Fireplace, Natural Gas Barbecue Hook-ups (quick connect system) * Mature Landscaping and pond with waterfall, outdoor accent lights * Outdoor Hot & Cold enclosed shower to clean off the sand and tanning lotion after a refreshing and soothing day at the beach. * Built in 7 speaker surround sound entertainment system * Designer Interior trim, flooring, cabinetry, appliances, window treatments * Home is turn-key and in move-in condition. Just bring your toothbrush and a bathing suit! Additional information: • This spectacular 3 Bedroom and 3 Bath home offers the distinguished buyer the best in care-free, shore living. • This maintenance-free home includes a Master Bedroom/Master Bath suite with loft, built-in oak bookshelves, and vaulted knotted-pine ceilings. • Adjacent to the loft is a 130+ square foot carpeted walk-in closet, complete with recessed lighting, HVAC vent, and ceiling fan. • There are 2 additional bedrooms with 2 full bathrooms. Perfect for large families or guest. • Marble, imported ceramic tile, and acacia hardwood floors adorn this home and is used in all baths and flooring throughout the house. • The designer kitchen features Corian countertops, and stainless-steel, ultra-high-end appliances from Kitchenaid and Electrolux. • The spacious living room features a built-in, 7 speaker home theater cabinet system over a granite natural gas fireplace. Update the electronics to suit your movie enjoying experience. • The dining room is comfortable and fresh. All windows are trimmed out in golden-oak /polyurethane fluted-oak. Hunter Douglas blinds keep out the heat in summer. • Outdoor includes a 3 car driveway for all your guests, a large backyard featuring a hot and cold enclosed outdoor shower, two natural gas barbecue hook-ups. Never fill-up a propane tank again! • Large maintenance-free 10'x8' shed! • Entire lot is beautifully landscaped using the best EP Henry pavers; including a built-in Koi fishpond with waterfall feature. • Home was meticulously renovated in 2000 using the best in material and workmanship. • The interior of the home was refreshed in 2014 with hardwood flooring throughout, new Kichler ceiling fans, Lutron dimmer switches, along with an added walk-in closet. • This home is situated on a wide street, well maintained, and less than 2 blocks to the beach, and near great restaurants, casinos, shopping and other amenities. • Boat Lovers - Seaview Harbor Marina is less than 9 blocks away from this spectacular home. Buyers and Agents, Please, schedule all appointments via Listing Agent.

Berger Realty

Since 1928



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Appointments will be confirmed once listing agent receives the following information; 1) Mortgage Pre-Approval Letter or Letter from Bank proving Proof of Funds (CASH) 2) Per NJ Law a Signed Buyer's Agency Agreement Schedule your appointment TODAY!

PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Fenced Yard Outside Shower Patio Porch Shed Sidewalks Sprinkler System Enclosed Outside Shower	ParkingGarage None	OtherRooms Dining Room Eat In Kitchen Laundry/Utility Room Loft Storage Attic
InteriorFeatures Cathedral Ceiling Carbon Monoxide Detector Cedar Closet Security System Storage Skylight(s) Smoke/Fire Alarm Walk In Closet	AppliancesIncluded Burglar Alarm Disposal Dishwasher Dryer Gas Stove Microwave Refrigerator Washer	AlsoIncluded Blinds Curtains Furnished See Remarks	Basement Crawl Space
Heating Gas-Natural	Cooling Attic Fan Ceiling Fan(s) Central	HotWater Gas	Water Public
Sewer Public Sewer			



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