



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



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