



**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



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

info@bergerrealty.com



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			



Ask for Kevin Halliday
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: keh@bergerrealty.com

