



805 Katie
Absecon, NJ 08201

Asking \$638,900.00



COMMENTS

****NEW LISTING and OPEN HOUSE ALERT!!** THIS SATURDAY OCTOBER 11TH 12-2!!**
HOSTED by SCOTT REIGHARD!! ABSOLUTELY SENSATIONAL CUSTOM BUILT HOME by TOP QUALITY BUILDER JOHN IRONS. This BEAUTIFUL 2stry is Nestled on a QUIET CUL DE SAC featuring 4-Bedrooms 2.5-Baths and offers 2,551 sq. ft. of Living Space with ELEGANT FINISHES and thoughtful design throughout. The welcoming 2 STORY FAMILY ROOM and FOCAL POINT features vaulted ceilings, cozy FIREPLACE, and French Doors leading to a TILED SUNROOM w/VAULTED CEILINGS surrounded by windows, perfect for year-round enjoyment. The KITCHEN is a CHEF'S DELIGHT, showcasing stainless steel appliances, QUARTZ COUNTERTOPS, a tiled backsplash, and hardwood floors that flow seamlessly through the main living areas. The PRIMARY MASTER SUITE located on the FIRST FLOOR provides a private retreat with a spacious walk-in closet and a LUXURIOUS BATHROOM complete with double sinks and a CUSTOM TILED SHOWER FOR TWO!. Upstairs the Additional bedrooms offer plenty of space for family, guests, or a home office. The FULL PARTIALLY FINISHED BASEMENT with Bilco Doors provides versatile living space—ideal for a media room, playroom, or home gym. Step outside to enjoy the patio and fenced-in yard, perfect for entertaining, pets, and OUTDOOR FUN. Located just a short walk to the school, ballfields, tennis courts, and scenic walking paths, this home blends comfort, style, and convenience in a HIGHLY SOUGHT AFTER neighborhood setting. PICTURE PERFECT INSIDE and OUT!! NOT TO BE MISSED!! *Seller in immediate process with adding brand new architectural shingled roof!*

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	Two Car	Dining Area
	Fenced Yard	Attached Garage	Dining Room
	Patio	Auto Door Opener	Florida Room
	Paved Road		Laundry/Utility Room
	Porch		Pantry
	Sprinkler System		Storage Attic
			Primary BR on 1st floor
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceiling	Disposal	Blinds	6 Ft. or More Head
Carbon Monoxide	Dishwasher		Room
Detector	Dryer		Finished
Storage	Gas Stove		Full

Berger Realty

• Since 1928 •



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



Smoke/Fire Alarm
Walk In Closet

Microwave
Refrigerator
Self Cleaning Oven
Washer

Heated
Inside Entrance
Masonry Floor/Wall
Partially Finished

Heating
Forced Air
Gas-Natural
Multi-Zoned

Cooling
Ceiling Fan(s)
Central
Multi-Zoned

HotWater
Gas

Water
Public

Sewer
Public Sewer



Ask for George Cash
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: gbc@bergerrealty.com

