

# Berger Realty

Since 1928



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726 Blenheim Ave  
Absecon, NJ 08201

Asking \$389,900.00



## COMMENTS

\*\*\*Absecon Estates 3-bedroom 1.5 bathroom on a corner lot\*\*\*Great location\*\*\*Large Living, Kitchen and family room\*\*\*Screened in porch\*\*\*One car attached garage\*\*\*November of 2022 the seller did a remodel to include: Mannington Adura Rigid luxury vinyl planking throughout all living space\*\*\* The entire home (ceilings, walls, doors and trim) painted with Benjamin Moore paint\*\*\* All new doors, hardware and trim\*\*\*New electrical outlets, switches and 33 LED flush mounted lighting on dimming switches\*\*\*Plumbing upgrades include new waste line & hot and cold water lines\*\*\* Fans installed in living and master bedroom\*\*\* New Navian tankless water heater\*\*\* New toilets\*\*\* 3 frost free hose bibs\*\*\* insulated garage door\*\*\* 2024 new Anderson sliding patio door and a boat port was created next to the house with gravel rock\*\*\*\*The home is in move-in condition\*\*\*\*Easy to show\*\*\*\*Pride of ownership shines throughout this home\*\*\*

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Porch Screened	ParkingGarage One Car Attached Garage Auto Door Opener	OtherRooms Dining Room Great Room Laundry/Utility Room Recreation/Family Primary BR on 1st floor
InteriorFeatures Carbon Monoxide Detector Smoke/Fire Alarm	AppliancesIncluded Dishwasher Dryer Electric Stove Refrigerator Washer	Basement Crawl Space	Heating Baseboard Gas-Natural Hot Water
Cooling Central	HotWater Gas Tankless-gas	Water Public	

