

# Berger Realty

Since 1928



**Berger Realty, Inc**  
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**506 Forest Brook**  
**Absecon Highlands, NJ 08205**

**Asking \$441,900.00**



## COMMENTS

Rare Opportunity in Desirable Absecon Highlands! Welcome to this spacious, one-owner, split-level home nestled on a generous lot (almost a half acre) in the highly sought-after Absecon Highlands section of Galloway Township. Built in 1989, this property offers an expansive 2,700 square feet of living space, featuring 4 bedrooms and 2.5 baths, providing ample room for a growing family or those who love to entertain. The family room includes a cozy family room complete with a wood-burning fireplace, perfect for chilly evenings. Comfort is ensured year-round with gas heat and central air conditioning. The exterior features a practical two-car attached garage. Enjoy the convenience of modern amenities with city water and sewer. A Vision for Renovation: This home is being sold as an estate and is awaiting a buyer with a vision. It is priced to reflect the need for significant upgrading and modernization, offering an incredible opportunity to customize and create your dream home exactly to your taste! Bring your contractor and imagination—this is an ideal project for those looking to build instant equity. Prime Location: The location is unbeatable! You'll be minutes from the charm and convenience of the Historic Smithville Shops, close to Stockton University, and enjoy easy access to the Jersey Shore's beautiful beaches and back bays. For entertainment and dining, the Atlantic City Casinos are a short drive away. Commuting is a breeze with quick access to the Garden State Parkway and the Atlantic City Expressway (ACX) for trips to Philadelphia. Don't miss out on this fantastic opportunity to invest in one of Galloway's premier neighborhoods!

## PROPERTY DETAILS



Outside Features  
Asks for Joan S. Spencer  
Needs Work  
Paved Road  
Shed  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330

Email to: jss@bergerrealty.com  
Appliances Included  
Dishwasher  
Dryer  
Gas Stove  
Washer  
ParkingGarage  
Attached Garage  
Two Car  
Basement  
Finished  
Heated  
Inside Entrance

Other Rooms  
Dining Area  
Dining Room  
Kitchen  
Living Room



Cooling  
Central

HotWater  
Gas

Water  
Public

Sewer  
Public Sewer