



**122 New
Absecon, NJ 08201**

Asking \$415,000.00



COMMENTS

Welcome to 122 N New Rd — a timeless 1930s cottage thoughtfully renovated to blend original charm with modern luxury. Step inside to find luxury vinyl plank flooring throughout, a brand-new kitchen with white cabinetry, quartz countertops, a large peninsula, tile backsplash, double pantries, full-depth refrigerator, paneled dishwasher, gas stove with vented hood, and under-cabinet lighting with hidden outlets. The spacious dining room with built-in dry bar and elegant arched window is perfect for entertaining, while the cozy living room with gas fireplace and custom mantel creates the perfect place to unwind. Every detail—from gold and black hardware to recessed lighting and reverse osmosis water filtration—reflects careful craftsmanship. New windows throughout the second floor and select windows on the main level, including the beautiful arched window, fill the home with natural light while enhancing energy efficiency. Upstairs, you'll find three inviting bedrooms and a fully tiled bath with tub/shower featuring radiant floor heating for an added touch of comfort. Each room offers its own touch of character, including shiplap, picture-rail wainscoting, or a faux brick accent wall. A large second-floor closet provides an ideal opportunity for a future en-suite bath or dressing room. The partially finished basement adds extra living or storage space, while the unfinished area neatly houses laundry and utilities. Outside, the home's curb appeal shines with a newly sodded lawn and Wi-Fi-enabled irrigation system, a freshly poured concrete driveway, detached garage, and a stone firepit area perfect for gatherings. The rear garden area awaits your personal finishing touches to complete this picture-perfect cottage retreat. Classic craftsmanship meets contemporary comfort—this home is truly the best of both worlds. Seller is a licensed Real Estate Agent. Empty garage picture altered by AI to show the potential.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Porch Screened	Detached Garage	Dining Room
	Sprinkler System		
AppliancesIncluded	AlsoIncluded	Basement	Heating
Disposal	Blinds	6 Ft. or More	Head Hot Water
Dishwasher	Curtains	Room	Oil
Dryer	Shades	Full	Radiator
Gas Stove		Partially Finished	
Microwave			
Refrigerator			
Self Cleaning Oven			
Washer			

Berger Realty

• Since 1928 •



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



Cooling
Ceiling Fan(s)
Central

HotWater
Electric

Water
Public

Sewer
Public Sewer



Ask for Patricia Moss
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: tcm@bergerrealty.com

