



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



40 Ables Run, Absecon, NJ, 08201

Price \$315,000.00



#### PROPERTY DETAILS

Total Rooms	7
Bedrooms	2
Baths Full	2
Baths Half	1
Year Built	2007
Type	Single Family
Block Number	258
Listing #	592274
Taxes	5588.00

#### COMMENTS

Once you step into the foyer of this immaculate 55+ townhome, you will know you are home! This amazing home is finished and decorated to perfection and ready for you to move in. With all your main rooms on the first floor, access to everything you would need is so convenient. There's a large formal LR, spacious DR with soaring ceilings, and a den/office off of the kitch...

#### PROPERTY FEATURES

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Stone	Attached Garage	Breakfast Nook	Carbon Monoxide
Vinyl	One Car	Den/TV Room	Detector
		Dining Room	Cathedral Ceiling
		Eat In Kitchen	Smoke/Fire Alarm
		Laundry/Utility Room	Storage
		Pantry	Walk In Closet
		Storage Attic	

AppliancesIncluded	Basement	Heating	Cooling
Dishwasher	Slab	Forced Air	Central
Dryer		Gas-Natural	Multi-Zoned

Gas Stove  
Microwave  
Refrigerator  
Self Cleaning Oven  
Washer

HotWater	Water	Sewer
Gas	Public	Public Sewer

#### CONTACT



Ask for Matthew Bader  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-992-4380  
Email to: mhb@bergerrealty.com  
http://www.BADERCOLLINS.com

Scan to  ty page.



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



40 Ables Run, Absecon, NJ, 08201

Price \$315,000.00



#### PROPERTY DETAILS

Total Rooms	7
Bedrooms	2
Baths Full	2
Baths Half	1
Year Built	2007
Type	Single Family
Block Number	258
Listing #	592274
Taxes	5588.00

#### COMMENTS

Once you step into the foyer of this immaculate 55+ townhome, you will know you are home! This amazing home is finished and decorated to perfection and ready for you to move in. With all your main rooms on the first floor, access to everything you would need is so convenient. There's a large formal LR, spacious DR with soaring ceilings, and a den/office off of the kitch...

#### PROPERTY FEATURES

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Stone	Attached Garage	Breakfast Nook	Carbon Monoxide
Vinyl	One Car	Den/TV Room	Detector
		Dining Room	Cathedral Ceiling
		Eat In Kitchen	Smoke/Fire Alarm
		Laundry/Utility Room	Storage
		Pantry	Walk In Closet
		Storage Attic	

AppliancesIncluded	Basement	Heating	Cooling
Dishwasher	Slab	Forced Air	Central
Dryer		Gas-Natural	Multi-Zoned

Gas Stove  
Microwave  
Refrigerator  
Self Cleaning Oven  
Washer

HotWater	Water	Sewer
Gas	Public	Public Sewer

#### CONTACT



Ask for Matthew Bader  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-992-4380  
Email to: mhb@bergerrealty.com  
http://www.BADERCOLLINS.com

Scan to  ty page.

