

# Berger Realty

Since 1928



Berger Realty, Inc.  
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734 Stagecoach  
Marmora, NJ 08223

Asking \$599,900.00



## COMMENTS

This tastefully updated 3-bedroom, 2.5-bath rancher is tucked away on a beautifully maintained 1.21-acre lot, offering both privacy and convenience just minutes from Ocean City's beaches and boardwalk. Inside, bright and inviting living spaces flow seamlessly, enhanced by modern finishes and recent updates, with a wood-burning stove adding warmth and charm on chilly winter evenings. Located within the highly regarded Upper Township and Ocean City school districts, this home provides an ideal setting for year-round living or a serene coastal retreat, while the custom-built chicken coop adds a touch of country character and the unique joy of farm-fresh eggs right at home. Energy-efficient solar panels provide the added benefit of reduced utility costs, while an oversized garage offers ample storage and is thoughtfully set up for a workshop. For those seeking even more versatility, the property provides the option to add a detached garage or pole barn if desired. \*Open House Saturday, 10/4 from 12pm - 2pm\*

## PROPERTY DETAILS

|                                                                               |                           |                                                  |                                                                                                                       |
|-------------------------------------------------------------------------------|---------------------------|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Stone<br>Vinyl                                                    | Outside Features<br>Deck  | Parking<br>Garage<br>1 Car<br>Black Top Driveway | Other Rooms<br>Recreation/Family<br>Eat-In-Kitchen<br>Laundry/Utility Room<br>Workshop<br>Great Room<br>Storage Attic |
| Appliances<br>Stove<br>Refrigerator<br>Dishwasher<br>Microwave Oven<br>Washer | Heating<br>Gas Natural    | Water<br>Well                                    | Sewer<br>Septic                                                                                                       |
| Central Air Condition                                                         | Hot Water<br>Gas- Natural | Water<br>Well                                    |                                                                                                                       |



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