

**7106 Ridge  
Egg Harbor Township, NJ 08234**

**Asking \$475,000.00**



**COMMENTS**

7106 Ridge Ave. in Egg Harbor Township is a lovely and meticulously cared-for residence that sits on a sprawling lot, offering a perfect haven for families. Nestled in a great location, this property boasts numerous fantastic upgrades that make it a truly special place to call home. The energy-efficient features include a high-efficiency HVAC system and solar panels, ensuring not only a comfortable living space but also a commitment to sustainability. Don't forget about the ever important gas hook up generator. It's a just in case that is ever so important. Step inside, and you'll be greeted by the comfort of a new HVAC system installed on 10/22, guaranteeing a cozy atmosphere year-round. Revel in the natural light streaming through new Andersen windows, installed within the past 5 years. The electric bill for 2023 is available upon request, showcasing the home's efficiency and affordability. Outdoors, the expansive lot offers a fishpond and two storage sheds, along with a patio featuring a stainless steel grill for delightful gatherings. The entire property is enclosed by a privacy fence and cyclone fence, ensuring both security and tranquility. An arbor on the side of the house adds charm, while flood lights around the home and garage perimeter provide a sense of safety. Newly replaced skylights enhance the nighttime ambiance. Inside, the kitchen has been thoughtfully upgraded with a Wolf microwave and Miele dishwasher both complementing the oversized refrigerator. A wine cabinet in the den adds a touch of sophistication. Recent additions include a washer in 2022, a hot water heater in 2020, and a sump pump and water pump in the crawlspace. Hardwood floors grace the entire home, showcasing the quality of real wood, with spare pieces conveniently stored in the attic. The property also features a concrete pad, originally designed for a mini basketball court, offering versatility for outdoor activities. The home is under the care of contracts with pest control, NJ clean energy (panels), and maintenance for the water conditioner system (SJ Water), HVAC (McAllister), and generator (M and L Electric). The roof was replaced when solar panels were installed, contributing to the home's energy efficiency. Additionally, an 8-zone irrigation system in the front and back yards was updated in 2021, ensuring the lush greenery thrives throughout the seasons. Embrace the warmth, charm, and efficiency of this remarkable home – a perfect blend of modern upgrades and timeless comfort. Please come take a look.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	One Car	Breakfast Nook
	Fenced Yard		Den/TV Room
	Patio		Dining Area
	Porch		Eat In Kitchen
	Shed		Laundry/Utility Room
	Sprinkler System		Pantry

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
[info@bergerrealty.com](mailto:info@bergerrealty.com)



Primary BR on 1st floor  
Recreation/Family  
Storage Attic

InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Burglar Alarm Dishwasher	Blinds Shades	Crawl Space
Kitchen Center Island Security System	Disposal Dryer		
Skylight(s)	Electric Stove		
Smoke/Fire Alarm Storage	Microwave Refrigerator		
Walk In Closet	Self Cleaning Oven Washer		
Heating	Cooling	HotWater	Water
Gas-Natural	Central	Electric	Well
Sewer Public Sewer			



Ask for Thomas Horan  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [tph@bergerrealty.com](mailto:tph@bergerrealty.com)

