



**122 Wharf Rd  
Egg Harbor Township, NJ 08234**

**Asking \$449,888.00**



#### COMMENTS

Welcome to English Creek .. a destination for nature lovers .. a lifestyle choice .. where it's common to erect a pole-barn \"just to hold your toys\" .. all while enjoying your privacy! 122 Wharf Road offers 3 Bedrooms 2.5 Baths on a sprawling 11.7+- acre parcel that runs from Wharf all the way to its 940' frontage on Cranberry Run Creek -- which empties into the nearby Great Egg Harbor River. There is no dock, but you will own land that has water frontage that might be accessible for kayaking. This charming home must be seen to truly appreciate its many features. A private living room, great room with an open kitchen, dining area, and family room all overlook a huge rear deck. A 1st floor primary bedroom with private bath and walk-in closet. The upper level will steal your heart, and be a welcome area for so many uses! 2 very spacious bedrooms frame a large gathering room and full bathroom -- great for guests, teenagers, hobbies, exercise area, etc. Step outside and relax on your oversized, elevated deck. Take a splash in the AG Swimming Pool (as is, might need a liner soon). Step down to the concrete patio and adjacent wildflower garden. Huge, cleared back yard with several seriously oversized sheds for storage. Nature calls, so snap up this one-of-a-kind home while you can! Closing desired for the end of the school year, and the Owners already have their next home lined up, so it's easy to buy 122 Wharf! A few added features: Stained hardwood floors throughout the home (only the primary bedroom is carpeted), staircase treads are stained wood too. Natural gas service is in the street and the home has a gas meter that isn't connected yet - for now propane fuel is still in use. The roof is approximately 5-years new, and it's an upgraded 30-35 year GAF style shingle. Gutters have guards on them. Rear patio doors, and side entry door have privacy blinds inside their thermal window glass panels.

#### PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck Pool-Above Ground Shed	ParkingGarage None	OtherRooms Den/TV Room Dining Area Eat In Kitchen Laundry/Utility Room Library/Study Primary BR on 1st floor Recreation/Family
InteriorFeatures Smoke/Fire Alarm Storage Walk In Closet	Basement Crawl Space	Heating Forced Air Gas-Propane	Cooling Central Electric

# Berger Realty

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