

**3026-28 Spruce
Egg Harbor Township, NJ 08234**

Asking \$392,500.00



COMMENTS

WOWZA! Imagine the opportunity to live in this absolutely AMAZING, newly and beautifully renovated RANCH home situated on two spacious lots (1.74 acres combined). You will not believe this rare find! As you step inside this light filled home with brand new windows and custom blinds, you will adore the bright sun porch, charming curved archways, and luxury vinyl flooring and custom porcelain tile. The newly renovated kitchen is a chef's dream, with stainless steel appliances, granite countertops and custom cabinetry. Both bedrooms are cozy retreats each with generous sized closet space and plenty of natural light. The two full bathrooms feature modern fixtures and a spa like atmosphere. AMPLE closet space throughout the home. Descending to the full finished huge basement, you'll find a versatile space perfect for a home gym, possible 3rd bedroom, and entertaining. There is a very large laundry room with plenty of storage as well. The basement is complete with heat and A/C along with a self draining dehumidifier under the custom bench seat. Outside, the expansive yard offers endless possibilities for gardening, outdoor activities and gatherings, or simply enjoying the tranquility of nature. Plenty of room for a large pool too! The long U driveway wraps around the back of the house and provides plenty of parking. A detached concrete block 2 car garage awaits complete with heat, a sink (with shallow well) and an auto pit with a steel staircase for the car enthusiasts or hobbyists. With its blend of modern amenities and charm, THIS is the perfect place to call home. Ideal location to shopping and Shore points, convenient to FAA Tech Center. Asking price includes the property the house is sitting on AND the irregular wooded LOT attached (corner of Franklin Ave & Spruce) This home is vacant and easy to show but will NOT last long!!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
See Remarks	Paved Road	Auto Door Opener	Dining Room
Stucco	Porch	Detached Garage	Eat In Kitchen
		Heated Garage	Laundry/Utility Room
		See Remarks	Primary BR on 1st floor
		Two Car	Storage Attic
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Dishwasher	Blinds	6 Ft. or More Head Room
Smoke/Fire Alarm	Dryer		Finished
Walk In Closet	Gas Stove		Full
	Microwave		Heated
	Refrigerator		Inside Entrance
	Self Cleaning Oven		

Berger Realty

• Since 1928 •



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



	Washer		Plumbing
Heating	Cooling	HotWater	Water
Baseboard	Attic Fan	Gas	Public
Hot Water	Ceiling Fan(s)		
	Central		
Sewer			
Public Sewer			



Ask for Graham Ginn
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: gmg@bergerrealty.com
<https://www.ocnj.com>

