

# Berger Realty

Since 1928



Berger Realty, Inc.  
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1557 Somers Point Road  
Egg Harbor Township, NJ 08234

Asking \$325,000.00



## COMMENTS

New Septic 3/7/24. Great Rancher with Large living room and original hardwood floors. Solid six panel wood doors. Three Bedrooms (two very large with walk in closets) and One bath. Two of the bedrooms are large enough to have your office or television room in it. Plenty of cabinets in the Kitchens with the wood stove between the dining area and the kitchen. Roof (2017), HVAC (2018), Hot water heater (2018). It heated with natural gas forced air and has electric baseboard as back up. Oversized One car Garage with electricity. . Plenty of room for a work shop. Two Bay Pole barn can be used for whatever your needs are. Store your boat, your scooters, bikes, motorcycles, dune buggy etc. Lots of room. Nice size back yard. Being sold in \"as is\" condition. This is an Estate.

## PROPERTY DETAILS

Exterior Cedar	ParkingGarage Detached Garage One and Half Car	OtherRooms Dining Area Laundry/Utility Room	InteriorFeatures Carbon Monoxide Detector Smoke/Fire Alarm
AppliancesIncluded Electric Stove	AlsoIncluded Blinds Curtains	Basement Crawl Space	Heating Forced Air Gas-Natural



HotWater  
Electrics  
Ask for Tom Melchionni  
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