

201 Iona Ave  
Egg Harbor Township, NJ 08234

Asking \$275,000.00



**COMMENTS**

Check out 201 Iona Ave, a charming and expansive 3-bedroom, 1.5-bathroom home nestled in the heart of Egg Harbor Township. This charming property, set on three generously sized lots, offers a unique blend of comfort, space, and potential, making it the perfect family home. -----INSIDE----- The home features a well-designed floor plan with 10 rooms, providing ample space for family living and entertaining. The living room is warm and spacious, ideal for gatherings and relaxation. A highlight of this property is the full basement, which offers extensive storage options and the potential for additional living areas, a workshop, or a recreation room. This added space provides flexibility for various needs and activities. The home includes three well-sized bedrooms, each offering comfortable and cozy living spaces. These rooms are filled with natural light and feature ample closet space, ensuring plenty of storage. -----OUTDOORS----- Spanning three combined lots, the property creates a vast outdoor area that offers endless possibilities. Whether you're interested in gardening, recreation, possible subdivision, or potential future expansion, the large backyard provides the perfect setting. It's an ideal space for children to play, for hosting barbecues, or for simply enjoying the outdoors. The home provides a parking pad with space for three or more cars, along with a one-car garage, offering convenient parking for residents and guests alike.-----LOCATION----- Located on Iona Ave, this home is situated in a prime location within Egg Harbor Township. It is just a short drive from local amenities, parks, and top-rated schools, making it an ideal spot for families. The neighborhood offers a sense of community and easy access to everything you need.-----Don't miss out on this incredible opportunity to own a spacious home with a full basement and extensive outdoor space in Egg Harbor Township. Schedule a viewing today and experience all that this unique property has to offer! Some photos have been virtually staged to show the possibilities. Sold as-is.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Cedar	Porch Enclosed Shed	One Car	Den/TV Room Dining Area Florida Room Laundry/Utility Room
InteriorFeatures	AppliancesIncluded	Basement	Heating
Carbon Monoxide Detector Smoke/Fire Alarm	Gas Stove Microwave Refrigerator	6 Ft. or More Room Unfinished	Head Baseboard Hot Water

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Cooling  
Ceiling Fan(s)  
Window Units

HotWater  
Gas

Water  
Public

Sewer  
Public Sewer



Ask for Cynthia Henes  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [cah@bergerrealty.com](mailto:cah@bergerrealty.com)

