

# Berger Realty

Since 1928



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**14 Country Birch**  
**Egg Harbor Township, NJ 08234**

**Asking \$139,900.00**



#### COMMENTS

"Discover the potential in this diamond in the rough!" This spacious second-floor, 1-bedroom, 1-bathroom unit offers a large living room with sliders open to your private deck—perfect for enjoying fresh air and sunshine. The primary bedroom is generously sized and features plenty of closet space, providing ample storage. The unit also includes a dining area, a galley kitchen, a large bathroom, and extra storage space. While this property needs some updates, it presents a fantastic opportunity to customize and add value. Sold strictly "AS IS," the buyer will be responsible for obtaining all occupancy certificates at their expense. Please note this complex does not allow "rentals" for the first year of ownership.

#### PROPERTY DETAILS

|              |               |             |                  |
|--------------|---------------|-------------|------------------|
| Exterior     | ParkingGarage | OtherRooms  | InteriorFeatures |
| Brick        | None          | Dining Room | Pets Allowed     |
| Vinyl        |               | Great Room  |                  |
| Heating      | Cooling       | HotWater    | Water            |
| Forced Air   | Central       | Gas         | Public Water     |
| Gas-Natural  |               |             |                  |
| Sewer        |               |             |                  |
| Public Sewer |               |             |                  |

