

6529 Delilah  
Egg Harbor Township, NJ 08234

Asking \$830,000.00



#### COMMENTS

Welcome to a unique opportunity to seamlessly live and run your business on the same property! Ideal for general contractors, landscapers, and similar professionals, this property is ready to accommodate your needs. Mechanics, car shops and enthusiasts, and similar businesses providing public service would require land use approvals. Currently utilized for warehouse/storage purposes. Permit approvals have been submitted for a church, pending approvals. The main floor of the home features 3 spacious bedrooms, a living room with a fireplace, and a dining area, an eat-in kitchen, and a full bathroom. The finished basement offers approximately 1400 sq ft of living space with 2 more bedrooms, a second full bathroom, a living room, additional closets, and an extra room currently functioning as a home gym with outside access which leads to the pool area. There's also a potential for a half bath on the main floor, roughing in place. Step outside to discover a private oasis. The expansive yard showcases an in-ground fiberglass pool with an entertainment area, plus a pool house complete with a half bathroom. Perfect for gatherings, the outdoor space includes a kitchen and gas grill burner, creating the ideal setup for summer fun. A great place to entertain your friends and family. Pool area also offers an 8'x40' metal container, mainly used as storage for tables, chairs, and accessories. All appliances and pool equipment are included in the sale. In addition to the residence, this property boasts incredible workspaces. It includes a 40'x60' working garage with a hydraulic lift, and a 24'x24' warehouse addition. It offers plenty of room for 15-20 cars, easily. Recent upgrades ensure peace of mind: the AC condenser is just 2 years old, the furnace is 5 years old, and the roof is less than 10 years old. Also includes solar panels. Also offers a greenhouse for all you greenthumbs! All of this on just over an acre. And in a great section of Egg Harbor Twp, with very close proximity and access to AC Airport, FAA, AC Expressway, GS Parkway. This property truly has it all—comfort, functionality, and versatility. Don't miss out on this rare find!

#### PROPERTY DETAILS

|                    |                 |               |                 |
|--------------------|-----------------|---------------|-----------------|
| Exterior           | OutsideFeatures | ParkingGarage | OtherRooms      |
| Vinyl              | Deck            | See Remarks   | Dining Area     |
|                    | Fenced Yard     | Two Car       | Eat In Kitchen  |
|                    | Pool-In Ground  |               | In-Law Quarters |
|                    | Shed            |               |                 |
| AppliancesIncluded | AlsoIncluded    | Basement      | Heating         |
| Dishwasher         | See Remarks     | 6 Ft. or More | Head Forced Air |
| Dryer              |                 | Room          | Gas-Natural     |
| Gas Stove          |                 | Finished      |                 |

# Berger Realty

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