



311 4th  
 Egg Harbor Township, NJ 08234

Asking \$250,000.00



### COMMENTS

Nestled in a tranquil, wooded neighborhood, this charming two-story residence is the perfect blend of comfort and convenience. With its brand new roof—just one year old—and a newly installed well and pump, you can enjoy peace of mind knowing the big-ticket items are taken care of. Step inside to discover spacious bedrooms that provide ample room for relaxation and personalization. The layout is designed for both functionality and flow, making it ideal for family living or entertaining guests. The partially finished basement offers endless possibilities—turn it into a game room, home gym, or extra storage space to suit your needs. The property also features a convenient one-car garage, providing shelter for your vehicle or additional storage for outdoor gear. Located just minutes away from the Shore Mall, you'll have access to shopping, dining, and entertainment while enjoying the serenity of your quiet surroundings. This well-maintained home is ready for you to make it your own. Don't miss out on this fantastic opportunity—schedule a showing today! More pictures coming soon! This is a short sale subject to 3rd party approval. The home is being sold as-is, where is a condition with no warranties expressed or implied. Inspections are for informational purposes only. Buyer will be responsible for all FHA, VA or lender repairs needed for financing, if required. Please note that if the town requires a certificate of occupancy, this will be the buyer's responsibility. All contracts must have wet signatures (Bank(s) will not accept digital signatures) \*\* NOTE Buyer responsible for signing all applicable short sale negotiator disclosures - Documents are uploaded into the disclosure section.

### PROPERTY DETAILS

Exterior	ParkingGarage	AppliancesIncluded	Basement
Asphalt Concrete Vinyl	One Car	Dryer Microwave Refrigerator Washer	Partial
Heating Electric	HotWater Oil	Water Well	

