

# Berger Realty

Since 1928



Berger Realty, Inc.  
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121 Brig  
Little Egg Harbor Township, NJ 08087

Asking \$590,000.00



## COMMENTS

Welcome to lagoon living at its finest! Nestled on a wide, recently dredged lagoon, this updated waterfront home offers the ultimate blend of relaxation and recreation. This piece of paradise is situated on a wide, recently dredged lagoon—perfect for boat lovers, crabbers, jet-skiers, kayakers, relaxation, or any other water recreation activities of your choice. Enjoy the beautiful sunsets from your fiberglass deck, or grab a chair and read a book in the expansive outdoor space. Step inside and begin making memories in the spacious family room, with a bonus room off the kitchen. This recently raised home, built on concrete—not pilings—features 2 bedrooms and 1 full bath on the first floor, and 2 bedrooms with another full bath on the second floor. The master bedroom will leave you feeling as if you're on a tropical island, designed with ample space, including a cozy sitting area. A few other key features of this home include newer gas, water, and sewer lines, solar panels to save on your electric bill, and dual zones. The full, oversized garage offers plenty of space for a workshop, game room, or simply a fun area to hang out in. With ample room for storage, projects, or entertaining, this versatile space adds even more value and potential to this already incredible home. This prime location is just a short boat ride from Great Bay, with local shopping and restaurants nearby. Whether you're looking to make this your part-time getaway or full-time residence, you'll enjoy every aspect this home has to offer!

## PROPERTY DETAILS

Exterior	Outside Features	Parking/Garage	Other Rooms
Deck		One Car	Dining Area
Shed			Pantry



Public

Ask for Theodore "Keith" Thompson  
Berger Realty Inc.  
Heating: 109 E 55th St., Ocean City  
Forced Air  
Call: 609-399-4211  
Cooling: Central  
Gas: Natural  
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Sewer  
Public Sewer

