

# Berger Realty

Since 1928



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2 Heritage Ter  
Egg Harbor Township, NJ 08234

Asking \$299,000.00



## COMMENTS

Shortsale approved at \$305,000, solar lien needs to be paid off at closing by the buyer (around \$25,000) This cozy 3-bedroom, 2.5-bath home located in the heart of Egg Harbor Township. This well-maintained property is ideal for first-time homebuyers or small families looking for a place to grow. The spacious living area flows into a bright kitchen, offering plenty of potential for personalization. The bedrooms are generously sized, including a master suite with its own private bath. While the home could use a few finishing touches, it's move-in ready and offers plenty of charm and opportunity. Outside, you'll find a nice yard, perfect for family gatherings or weekend relaxation. Situated in a peaceful neighborhood with easy access to schools, shopping, and local parks, this house is just waiting to become your family's new home! This is a Short Sale - Buyer is subject to 3rd party approval and has to pay the Solar lien in the amount of \$35k

## PROPERTY DETAILS

|                        |                       |   |                  |
|------------------------|-----------------------|---|------------------|
| Exterior<br>Wood       | ParkingGarage<br>None | AppliancesIncluded<br>Dishwasher<br>Gas Stove<br>Refrigerator | Basement<br>Full |
| Heating<br>Gas-Natural | Cooling<br>Central    | HotWater<br>Gas   | Water<br>Public  |



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