

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



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 Wood	ParkingGarage None	AppliancesIncluded Dishwasher Gas Stove Refrigerator	Basement Full
Heating Gas-Natural	Cooling Central	HotWater Gas	Water Public



Ask for Thomas Byrne  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: tfb@bergerrealty.com

