

# Berger Realty

Since 1928



**Berger Realty, Inc**  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



**273 Koch**  
**Egg Harbor City, NJ 08215**

**Asking \$319,500.00**



## COMMENTS

No more Showings. Open house has been canceled. Price reduced to move quick! Sold "as is". 4 levels of easy home living. Great for the extended families. Each level provides space and privacy. Tap into your inner design mode. This home has wonderful potential. Located on the Galloway side. With an Egg Harbor City zip code. This is, indeed, a very spacious abode. Homeowners have maintained quite well. However, it could use a boost of Farm and Country modern flair, updating. New water heater. Baseboard heating system had a rehaul on the mechanics. So, runs efficiently. Long driveway. So, lots of frontage for landscaping. Cute porch for those rocking chair days. 4 levels of a unique design. Not your cookie cutter home. Top floor has 2 bedrooms. 1 full bath. Main level has a Large Livingroom that greets you as you enter the home. Eat in kitchen. A full bath that connects you to a 3rd bedroom. Which has a walk-in closet. Walk down, there is a bonus Great Room. Quite large. sliders that overlook the beautiful, sprawling backyard. Partially fenced in. Shed is included. Make your way down one more time. And now you're in the basement. A gym, perhaps? Ample storage space on this last level. Laundry area and utility room, as well. Windows were professionally replaced in 2006.

## PROPERTY DETAILS

ParkingGarage	Basement	Heating	Cooling
None	6 Ft. or More	Head Baseboard	Window Units
	Room	Gas-Natural	
	Partially Finished	Hot Water	



Ask for Phillip Belcher  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: pjb@bergerrealty.com

