



**519 Delaware Avenue**  
**Egg Harbor Township, NJ 08234**

**Asking \$439,000.00**



**COMMENTS**

**SUPERSIZE MINE!** This is definitely a home made for the extended or multi-generational family or just anyone looking to really spread out! With separate living areas throughout this home and boasting over 4200 ft.<sup>2</sup>, you will delight in the generously sized rooms, including a **FIRST FLOOR** primary suite with a private bath, large walk-in closet, and access to the rear deck. There are two other guest bedrooms on the lower level with the remaining guest rooms on the second floor. The country kitchen offers an abundance of cabinetry and a large pantry for your overflow. The great room has a separate area for a formal dining room table, and also provides access to the rear deck, and wooded yard, great for summertime activities, and barbecues. The upper level may be accessed either from a stairwell off of the great room or from the finished 2 car garage, which could actually provide another area for additional family members or simply choose to use it as a workshop, music studio, craft room, fitness center, or hobby area. The possibilities are endless. This area also has a door to the driveway, accommodating a number of vehicles. The 2nd floor offers an enormous additional suite to be used as a second primary bedroom or an upper level recreation room as there is a full wall of closets and storage areas. Again - this home offers so many options. There is another well sized bedroom and a private bath plus a bonus room next to the bathroom that can be used for additional supplies. You will need to add your designer touches to really make this special, but this is a lot of real estate to consider if you've always want this much space at an affordable price. Boasting a Fabulous location, near many supermarkets, stores, shoppes, and the South Jersey beaches, it is also very close to the Golden State Parkway and Atlantic City Expressway for an easy commute to New York or Philly. Please note that there are limited days for showings, so be sure to set up your appointments right now. The home is being sold AS IS so any, and although the home is in good shape, any and all inspections and improvements will be the responsibility of the BUYER. Please refer to the agent remarks for additional information. Check it out!

**PROPERTY DETAILS**

|                  |                    |               |                         |
|------------------|--------------------|---------------|-------------------------|
| Exterior         | OutsideFeatures    | ParkingGarage | OtherRooms              |
| Vinyl            | Deck               | None          | Den/TV Room             |
|                  | Fenced Yard        |               | Dining Room             |
|                  | Porch              |               | Eat In Kitchen          |
|                  | Shed               |               | Laundry/Utility Room    |
|                  |                    |               | Pantry                  |
|                  |                    |               | Primary BR on 1st floor |
|                  |                    |               | Recreation/Family       |
| InteriorFeatures | AppliancesIncluded | AlsoIncluded  | Basement                |

# Berger Realty

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