

# Berger Realty

Since 1928



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



106 Toulon  
Egg Harbor Township, NJ 08234

Asking \$370,000.00



## COMMENTS

This beautifully renovated raised ranch features 3 bedrooms and 2 baths, located in a fantastic spot with easy access to Atlantic City, Smithville, and more. The modern galley kitchen boasts granite countertops, new stainless-steel appliances, and plenty of cabinet space, while the open floor plan seamlessly connects the living and dining areas. Updated light fixtures throughout create a warm and inviting atmosphere. Enjoy relaxing on your deck in a peaceful, private backyard, and take advantage of the expansive 80' x 100' lot perfect for outdoor activities. Recent upgrades include new flooring, updated bathrooms, new AC, water heater, windows, roof, and gutters. With city water and sewer, plus a private well for irrigation, you'll save money while keeping your lawn beautiful. Located just 10 minutes from Atlantic City, with public transportation nearby, this home is ready to move in and enjoy. Minor renovations are underway, and the property is being sold strictly AS-IS. Call today for a private showing!

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Porch	One Car	Breakfast Nook
	Sprinkler System		Dining Area
			Dining Room
			Pantry

## InteriorFeatures



AppliancesIncluded  
Gas Stove  
Microwave  
Refrigerator  
Heating  
Forced Air  
Cooling  
Central  
Water  
Public  
Sewer  
Public Sewer  
Email to: luc@bergerrealty.com

