Asking \$649,900.00









9 Saddle Ridge Egg Harbor Township, NJ 08234



COMMENTS

Come see this beautiful property Just Reduced \$50k Let me help analyze this property listing. I\'ll break down the key features and calculate some important metrics: Key Features: Lot Size: 1.1685 Acres (approximately 50,900 square feet) Configuration: 4 bedrooms, 2.5 bathrooms Garage/Workshop: Original garage converted to workshop New oversized 2-car detached garage Notable Amenities: Hardwood floors throughout Granite countertops in kitchen and bathrooms Stainless steel appliances Solar power system Irrigation system Gutter guards installed Outdoor Features: Large wooden deck with aluminum awning 18\' x 36\' inground pool (648 sq ft) New liner installed recently Includes \$2,500 service contract (opening, weekly cleaning, chemicals, closing) Two storage sheds: Shed 1: 11\' x 28\' (308 sq ft) Shed 2: 11\' x 7\' (77 sq ft) Fire pit Split rail vinyl fencing Located at end of cul-de-sac Total Additional Storage Space: Total Shed Space (11×28) + (11×7) = 385 sq ft Total Shed Space= $(11\times28)+(11\times7)=385$ sq ft Pool Dimensions: Pool Area = $18\times36=648$ sq ft Pool Area=18x36=648 sq ft Lot Size in Square Feet: Lot Size = 1.1685 acres x 43, 560 sq ft acre = 50, 897.91 sq ft Lot Size=1.1685 acres×43,560 acre sq ft ? =50,897.91 sq ft This property offers significant outdoor amenities with the pool and extensive storage options, while the solar power system suggests potential energy cost savings. The included pool service contract adds immediate value for the new owner. The cul-de-sac location typically suggests less traffic and increased privacy.

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OutsideFeatures ParkingGarage Deck **Detached Garage** Fenced Yard Two Car Pool-In Ground Porch Enclosed

Den/TV Room Dining Room Eat In Kitchen Great Room Laundry/Utility Room

OtherRooms

InteriorFeatures Kitchen Center Island Storage

Walk In Closet

Pantry

AppliancesIncluded **Basement** Dishwasher Crawl Space Dryer

Shed

Gas Stove Refrigerator Washer

Sprinkler System

Heating Gas-Natural

Cooling Central

HotWater Water Sewer

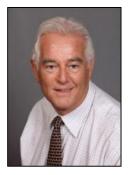




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Gas Well Septic



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