



**9 Saddle Ridge  
Egg Harbor Township, NJ 08234**

**Asking \$599,000.00**



**COMMENTS**

Come see this beautiful property Just Reduced \$49,900 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 x 28 ) + ( 11 x 7 ) = 385 sq ft Total Shed Space=(11x28)+(11x7)=385 sq ft Pool Dimensions: Pool Area = 18 x 36 = 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 acresx43,560 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.

**PROPERTY DETAILS**

|                    |                 |                      |                       |
|--------------------|-----------------|----------------------|-----------------------|
| OutsideFeatures    | ParkingGarage   | OtherRooms           | InteriorFeatures      |
| Deck               | Detached Garage | Den/TV Room          | Kitchen Center Island |
| Fenced Yard        | Two Car         | Dining Room          | Storage               |
| Pool-In Ground     |                 | Eat In Kitchen       | Walk In Closet        |
| Porch Enclosed     |                 | Great Room           |                       |
| Shed               |                 | Laundry/Utility Room |                       |
| Sprinkler System   |                 | Pantry               |                       |
| AppliancesIncluded | Basement        | Heating              | Cooling               |
| Dishwasher         | Crawl Space     | Gas-Natural          | Central               |
| Dryer              |                 |                      |                       |
| Gas Stove          |                 |                      |                       |
| Refrigerator       |                 |                      |                       |
| Washer             |                 |                      |                       |
| HotWater           | Water           | Sewer                |                       |

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Gas

Well

Septic



Ask for Lori McCloskey  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [lam@bergerrealty.com](mailto:lam@bergerrealty.com)

