



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

**Asking \$649,900.00**



**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 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

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