

# Berger Realty

Since 1928



Ocean 17  
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2 Marshall Dr  
Egg Harbor Township, NJ 08234

Asking \$759,900.00



## COMMENTS

Welcome to this stunning 4-bedroom, 2.5-bathroom home in the highly desirable Ballinger Woods development! Designed for both comfort and style, this home boasts an open layout with two staircases for added convenience. The gourmet kitchen features a huge center island, perfect for cooking, entertaining, and gathering. A wood-burning fireplace adds warmth and charm to the living space, while two recently renovated bathrooms showcase modern finishes. The finished walkout basement has French doors leading to the fenced backyard, seamlessly blending indoor and outdoor living. Step outside to your own backyard oasis, complete with a heated in-ground pool with jacuzzi (only 2 years old!), a paver patio with gazebo, and lush landscaping, all maintained with a private well for irrigation and a sprinkler system replaced approximately 2 years ago. Inside, you'll find custom blinds throughout, adding both style and privacy. To help keep energy costs down, the home also features a solar system lease in place for \$169.00 per month. Additional updates include a septic system replaced approximately 4 years ago and a recently expanded paved driveway. This exceptional home in Ballinger Woods offers the perfect blend of luxury, functionality, and outdoor enjoyment—schedule your private showing today! EZ to Show!

## PROPERTY DETAILS

|          |   |                 |                      |
|----------|---|-----------------|----------------------|
| Exterior | OutsideFeatures   | ParkingGarage   | OtherRooms           |
| Dryvit   | Pool-In Ground  | Attached Garage | Laundry/Utility Room |
| Vinyl    | Sprinkler System  | Two Car         | Library/Study        |
|          | Whirlpool/Spa   |                 |                      |
|          | Ask for John Andrews  |                 |                      |
|          | Berger Realty Inc.  |                 |                      |
|          | 1670 Boardwalk, Ocean City  |                 |                      |
|          | Call: 609-391-0500  |                 |                      |
|          | Email: <a href="mailto:ja@bergerrealty.com">ja@bergerrealty.com</a> |                 |                      |
|          | Appliances Included   | Also Included   | Basement             |
|          | Dishwasher  | Blinds          | Head                 |
|          | Disposal  |                 |                      |
|          | Dryer   |                 |                      |
|          | Gas   |                 |                      |
|          | Microwave   |                 |                      |
|          | Refrigerator  |                 |                      |
|          | Washer  |                 |                      |



|             |         |        |         |
|-------------|---------|--------|---------|
| Heating     | Cooling | Water  | Sewer   |
| Gas-Natural | Central | Public | Private |