Berger Realty
● Since 1920 ●

Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040
✉ info@bergerrealty.com

REALTOR

87 Marshall
Egg Harbor Township, NJ 08234

Asking $591,800.00

COMMENTS

Ballenger Woods last buildable lot in development!!! Build your dream home with Schaeffer Homes in Egg Harbor Twp! This home is to be built through their Build On Your Lot Program. Featured here is the Ellis floor plan: Starting at 2,223 square feet, the Ellis is a sizable home, with 2 modern elevations options. This model includes 4 bedrooms, 2 1/2 baths, and a 2-car garage, providing ample space for families of all sizes. The home starts at 2-stories, with the option to add to a 3rd floor if you are in need of an extra bedroom and bath!! The great room is adequate enough to fit a large dining table, while still allowing extra space to spread out between the kitchen and family room. With its sleek design and thoughtful layout, the Ellis is the perfect blend of style and functionality. NOTE: Home is to be built. Pictures and virtual tour are of the same base model with upgraded options shown. Other Schaeffer Floorplans are available to be built on this homesite. The homesite is listed for $179,900, the home is $271,900, and the estimate for land development cost is $140,000. Land development costs can be more or less than $140,000. It is unknown if a basement foundation is available until further soil testing is completed, which will be the responsibility of the Buyer. Seller and Builder make no representation of the feasibility and cost for site development and will provide a due diligence period to the Buyer. Schaeffer Homes has the exclusive right to build on this lot and will assist the Buyer through the due diligence process.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
	Curbs	Two Car	Smoke/Fire Alarm
	Sidewalks		Walk In Closet
Heating		Cooling	
Forced Air		Central	
Gas-Natural			
Sewer			
Septic			

Ask for James Monteleone
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: jfm@bergerrealty.com